

CITY OF VANCOUVER  
REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, July 17, 1973, in the Council Chamber at approximately 2:00 p.m.

PRESENT: Mayor Phillips  
Aldermen Bowers, Gibson, Hardwick,  
Linnell, Marzari, Massey,  
Pendakur, Rankin and Volrich.

ABSENT: Alderman Harcourt

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer offered by the Civic Chaplain, Rabbi Harold L. Rubens, Temple Sholom-Reform.

ACKNOWLEDGEMENT

Mayor Phillips acknowledged the presence in the Council Chamber of students from Chief Maquinna Elementary School, Vancouver, B.C., under the direction of Mrs. Price.

'IN CAMERA' MEETING

The City Clerk advised that the 'In Camera' Committee approved the items for an 'In Camera' meeting later this day with the exception of one, which it was agreed would be considered further 'In Camera' later this day from the point of view of whether it should be dealt with 'In Camera' or in open session.

ADOPTION OF MINUTES

MOVED by Ald. Pendakur,  
SECONDED by Ald. Linnell,

THAT the Minutes of the Regular Council meeting (with the exception of the 'In Camera' portion), dated July 3, 1973, be adopted.

- CARRIED UNANIMOUSLY.

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,  
SECONDED by Ald. Linnell,

THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY.

UNFINISHED BUSINESS

1. Y.W.C.A. - Grant Request

On July 3, 1973, the Council deferred a grant request from the Y.W.C.A. in order to obtain further information from the Director of Social Planning.

cont'd.....

UNFINISHED BUSINESS (cont'd.)

1. Y.W.C.A. - Grant Request (cont'd.)

Social Planner Joslin Bohanec, spoke to the application, setting out her views in support.

MOVED by Ald. Rankin,

THAT the Y.W.C.A. be granted a further grant of \$4,904 to make up the shortfall between the original request and the allotted grant.

- CARRIED UNANIMOUSLY  
and by the required majority.

2. Park Site #10, Mount Pleasant  
Vacant Possession and Demolition of Dwellings  
Block 41, D.L. 200A and Block 104, D.L. 264A

On June 12, 1973, the Council deferred Clause 2 of report of the Board of Administration, Property Matters, dated June 8, 1973 and relating to vacant possession and demolition of dwelling in Block 41, D.L. 200A and Block 104, D.L. 264A, re Park Site #10 in Mount Pleasant, in order that the Director of Planning and Civic Development may obtain comments from citizens in the area.

In this regard, the Deputy Director of Planning and Civic Development reported under date of July 10, 1973, and summarized comments from citizens noting the Park Board has indicated its willingness to work with citizens in planning the development of the park. The Deputy Director of Planning and Civic Development concludes with the following recommendations:

1. The recommendations of Clause 2, Property Matters, Board of Administration report dated June 8, 1973 be adopted.

(These recommendations are as follows:

"RECOMMENDED that the Supervisor of Property and Insurance be authorized to immediately serve 'Notice to Vacate' by September 30th, 1973 on all tenants of the Westerly block, which is totally owned by the City, so as to give them time to find alternative accommodation during a period of better weather. It is proposed that as each unit becomes vacant, it be padlocked and when all units in any building are vacant, that such building be demolished.

RECOMMENDED FURTHER that the Supervisor of Property and Insurance continue to negotiate the acquisition of the balance of the Easterly Block 104 and demolish the dwellings as they become vacant with a view to the Parks Board carrying on with the development of this block early in 1974. The Superintendent of Parks concurs in these recommendations.")

2. The letters dated June 26, 1973 from the Mount Pleasant Area Council and June 30, 1973 from six households in the Mount Pleasant area, along with the request of the Area Council to work with the Board of Parks and Public Recreation in planning parks development, be referred to the Park Board.

cont'd.....

UNFINISHED BUSINESS (cont'd.)

2. Park Site #10, Mount Pleasant (cont'd.)

MOVED by Ald. Hardwick,  
THAT the foregoing recommendations of the Deputy Director of Planning and Civic Development, including the recommendations of the Board of Administration report, Property Matters, dated June 8, 1973, be adopted, except that the 'Notice to Vacate' to be served immediately, give the tenants a period of three months in which to vacate.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Rankin,  
THAT the Property & Insurance Division, assist in every way, the residents affected in finding other suitable accommodation.

- CARRIED UNANIMOUSLY.

3. Illegal Suite: Hardship Application  
1941 West 36th Avenue

It was agreed to defer this matter pending the hearing of delegations later this day.

4. Granville Grange - Request for Lease of  
City Land & Buildings - N/W Corner of  
4th Avenue and Granville Street

It was agreed to defer this matter pending the hearing of a delegation later this day.

5. Granville Street Mall

On July 3, 1973, the Council deferred the following recommendation of the Civic Development Committee taken from its report of June 28, 1973 in respect of the Granville Street Mall:

"(c) Alderman Massey, in consultation with the Granville Street Planning Committee, be authorized to hire design consultants for an amount not to exceed \$10,000.00 for a preliminary design report to be back to the Committee within six weeks, funds to be provided from Supplementary Capital Budget. The scope of the consultants work shall exclude preparation of contract documents and supervision."

In the Standing Committee report on Civic Development, dated July 5, 1973, before Council this day for consideration, Clause 1 also recommends respecting the Granville Street Mall to the effect that the Granville Street Staff Planning Committee report to Council 'In Camera' on July 17, 1973, on the matter of consultants and report to the open Council meeting on Terms of Reference to design a transit mall on Granville Street between Nelson Street and Hastings Street.

Pursuant to the Standing Committee's recommendation of July 5, 1973 therefor, Alderman Massey, on behalf of the Special Committee re Granville Street Transit Mall, reported under date of July 17, 1973, as follows:

cont'd.....

UNFINISHED BUSINESS (cont'd.)5. Granville Street Mall (cont'd.)

"A meeting of the Granville Mall Steering Committee was held on July 10th to discuss the terms of reference for consultants. It was agreed that the basic mall concept would closely parallel the Nicollet Mall of Minneapolis. That mall was developed on a street closely resembling Granville in size and character. The road width, previously 58 feet wide,<sup>1</sup> was reduced to 24 feet with a serpentine alignment which allowed the convenient placing of landscape features. The layout of the transitway and the landscape features were designed to retain the feeling of an urban area; thus grassed areas were avoided and trees planted in a formal pattern. The curvilinear alignment of the transitway allows larger and more interesting plaza areas within its curves. Each block was given a special feature (eg. a fountain, a clock) to give each section its individuality. The transitway performs two functions: it acts as a terminal for bus routes entering the downtown area and secondly as a local distributor between various points along the shopping street. No vehicles except emergency vehicles may turn off or onto the transitway except at the termini.

According to various articles and bulletins the success of the scheme has been such that all the main objectives have been reached. Retail trade has increased for all shops. Increases of between ten and thirty percent per annum have been recorded for all shops since construction compared with the previous average annual decline of 4 percent. The traffic situation has been considerably eased. Previously, congestion was caused by traffic turning on and off Nicollet Avenue. Traffic formerly using Nicollet Avenue has not caused any severe strain on adjacent streets as had been feared. Bus passengers alighting in Nicollet Avenue increased from 7500 to 35,000 per day; the increase is partially due to the additional bus routes operating in the mall.<sup>2</sup>

Committee members emphasized that to meet a deadline for a Granville Street Transit Mall by July 1974 could only be possible if major design decisions could be presented and approved by early September.

It was agreed that a consultant should be retained to produce a design for the initial implementation of the mall and to produce design guidelines for future development. The study would include the following tasks:

1. Granville width - curb to curb averages 52 feet
2. Cottle, The Experience of Cities in Improving the Pedestrian Environment, G.L.C. Intelligence Quarterly Bulletin, No. 21 Dec. 1972.

1. Recommend the length of the mall and the width and alignment of the transitway with alternatives based on varying widths.

2. Design ramifications of mass transit requirements with respect to such matters as width and configuration; number, location, design of bus stops; placement of signs including directional signs; incorporation of overhead wiring requirements; safety considerations; sound and other related matters.

3. Access. Determination of emergency vehicle requirements and commercial loading needs. Determine the number of stores having only Granville Street access.

cont'd.....

UNFINISHED BUSINESS (cont'd.)

5. Granville Street Mall (cont'd.)

4. Pedestrian movement. Determination of design ramifications of pedestrian movement with respect to such matters as theatre line-ups, crowd control, loitering, location of cafes, public comfort stations, sidewalk merchandising, and anything relating to the focus for future street programmes and activities such as music and parades; weather protection ( canopies, arcades); signs, street furniture, exhibits and displays; control of pedestrian movement across the transitway.
5. Materials. Recommendations for paving , lighting, and landscaping materials. Guidelines for paving areas that are to receive special aesthetic treatment. Recommendations for colours will be included where appropriate.
6. Underground concourses. Determination of the relationship to the underground concourses at Georgia and Granville with respect to such matters as the positioning and design of entrances and egresses.
7. Street Activities. Determination of design ramifications of different kinds of street activities.
8. Landscaping. Recommendations of appropriate and available trees, shrubs , planters etc.
9. Staging. Recommendations on the staging of the mall construction taking into account the existing and future major construction activities in adjacent areas.
10. Participation. Meet with Granville Street merchants, property owners and other citizens to obtain input and ideas for mall design.
11. Interim Report. Report back to the steering committee midway through the study on a range of design possibilities for discussion and direction as to final design recommendations.
12. Provide continued consultation on design aspects during the implementation of the first stage ending July 1974.

The final product of this study will be a plan which will recommend the placement of the transit-way, landscaping, special access points, street furniture, areas for special aesthetic treatment and related matters. The consultant will present the committee with a typewritten master report suitable for duplication that will include a plan, three dimensional drawings, photographs, diagrams illustrating phasing, and a statement of assumptions and decisions made in the course of the preparation of the report.

The Engineering Department will convert sketches to working drawings which will be re-submitted to the consultant for his approval.

The project co-ordinator will be Jonathan Baker of the Social Planning Department.

The consultant will present his completed report no later than September 14, 1973 to the Committee. Time is of the essence and an appropriate clause to insure performance will be included in the final agreement.

The consultant's fee will be based on an hourly rate and the total cost of the study for stage 1 shall not exceed \$10,000.

The Committee RECOMMENDS that the foregoing terms of reference be adapted and that Council instruct Corporation Council to prepare the necessary agreement to embody the foregoing terms of reference which agreement shall be entered into with the consultant appointed by council."

cont'd.....

UNFINISHED BUSINESS (cont'd.)

5. Granville Street Mall (cont'd.)

MOVED by Ald. Massey,  
THAT

(a) The matter of the consultants' fee be deferred for consideration in the 'In Camera' session later this day.

(b) The Terms of Reference set out in the Special Committee's report of July 17, 1973, submitted by Alderman Massey, quoted above, and relating to consultants, be approved as varied by this resolution, and the Corporation Counsel be instructed to prepare the necessary agreement to embody such Terms of Reference in an agreement with the consultants.

(c) The Engineering Department, in consultation with the consultants, prepare cost estimates for report back.

(d) This project be co-ordinated by the Director of Social Planning.

- CARRIED UNANIMOUSLY.

6. Update of Vancouver's Truck By-laws

The Council on July 3, 1973, considered Clause 1 of the Department Report, (Works & Utility Matters), dated June 29, 1973, dealing with Update of Vancouver's Truck By-laws. Recommendations were contained therein as follows:

- " a. That the City allow the operation of vehicles up to 8 feet 6 inches in width and 65 feet in length without permit, on those routes listed in schedule 'C' Parts 1 and 2 of Part III of the Street and Traffic By-law No. 2849.
- b. That the City allow the operation of vehicles up to 8 feet 6 inches in width and 65 feet in length without permit, on any street in the area bounded by Burrard Inlet, Main Street, False Creek and Burrard Street during the periods from 6:00 p.m. of one day to 7:00 a.m. of the following day.
- c. That schedules 'A', 'D', 'E' and 'F' to By-law 2849 be rescinded and that the City adopt a weight schedule to By-law 2849 consistent with the weight regulations contained in the Provincial Order in Council #1905 of May 27th, 1971.
- d. That the Corporation Counsel be instructed to prepare the appropriate By-law amendments outlined in 1, 2 and 3 above, including revisions to the definition of 'axle load' and maximum allowable axle load."

This clause was deferred on July 3, 1973, by Council to allow the City Engineer to communicate with the B.C. Truck Association, the Automotive Transport Association and the Teamsters' Union as well as other interested parties for comments. The following is extracted from the City Engineer's report in this regard:

" Both the Automotive Transport Association of British Columbia and the Vancouver Police Department were involved in the preparation of these revisions, and, as stated in the original report, are in agreement with the City Engineer's recommendations. We have now contacted the Teamsters' Union for their comments on this report. They advise that the subject is more a matter of concern for the fleet owners; however, they do agree that one set of regulations applied throughout the Province, would be easier for the operators to understand and follow. We also attempted to contact the B.C. Truck Association but were unable to find trace of any such organization."

cont'd.....

UNFINISHED BUSINESS (cont'd.)

6. Update of Vancouver's Truck By-law (cont'd.)

MOVED by Ald. Pendakur,  
THAT the recommendations of the City Engineer contained in Clause 1 of the Departmental Report (Works & Utility Matters), dated June 29, 1973, be approved.

FURTHER THAT the City Engineer's Departmental report dated July 13, 1973, on this subject, be received for information.

- CARRIED UNANIMOUSLY.

COMMUNICATIONS OR PETITIONS

1. Development Permit Application  
No. 62471 - Helicopter Landing  
Site at Pier A-1

The Council noted a communication dated July 13, 1973, from the Vancouver City Planning Commission approving for one year, Development Permit Application #62471 for a helicopter landing site at C.P.R. Pier A-1. In this regard, the Commission resolved as follows:

"THAT the Commission request Council to authorize immediately, a comprehensive study of noise levels in the harbour with particular attention to aircraft and helicopters."

The Council noted a report on this subject from the Special Committee on Burrard Inlet Waterfront which reads as follows:

" A. BACKGROUND

In May 1973, two private companies had approached the Planning Department with an intent to apply for establishing a helicopter landing site on the waterfront in the vicinity of Piers A, B, and C. Your Committee, at its meeting of May 24, 1973 was requested by the Director of Planning to consider the application from Doman Industries to use a portion of the C.P.R. Pier A-1 for a helicopter landing site. The Committee considered this application at length and the recommendation of the Assistant Director of Planning that this application be approved. The Committee was concerned with whether there was demand for a helicopter landing site, multiple use of the site by private companies as well as for tourist-oriented harbour tours, frequency of service, and associated noise and wind problems. The Committee also felt that if the site proved to be successful it could provide an added attraction on the waterfront.

After consideration of the above elements the Committee approved the application for a temporary period of one year only, subject to concurrence of the Federal Ministry of Transport, and it further instructed the Director of Planning to arrange with the Ministry of Transport for observing and recording noise and wind problems during the period of one year and report back to the Committee. The Committee also instructed the Department of Planning to explore the possibility of a public or common use helicopter landing site with the land owners and the Ministry of Transport. The approval by the Committee was subject to concurrence by the City Planning Commission, Technical Planning Board and City Council.

cont'd.....

COMMUNICATIONS OR PETITIONS (cont'd.)1. Helicopter Landing Site  
at Pier A (cont'd.)**B. RECOMMENDATION**

The Assistant Director of Planning has informed the Committee that the City Planning Commission has considered the above application and approved the issuance of the development permit for a temporary period of one year only and has requested that noise and wind effect study be made by the Planning Department while this helicopter landing site is being used and in operation. We have further been informed that the Technical Planning Board have since considered this application and approved the issuance of the development permit subject to Council approval. The Ministry of Transport has been contacted according to the Assistant Director of Planning and their concurrence is indicated.

Your Committee therefore RECOMMENDS that a development permit for a helicopter landing site on C.P.R. Pier A-1 be issued subject to the following conditions:

1. The permit be valid for one year only.
2. The Director of Planning in cooperation with the Ministry of Transport conduct a noise and wind effect study during the period of one year when the site is being used for helicopter landing.
3. The Director of Planning investigate the possibility of a public or common use helicopter landing site on the waterfront.
4. That the Director of Planning report back to your Committee on above items 2 and 3."

MOVED by Ald. Pendakur,

THAT the recommendations of the Special Committee re Burrard Inlet Waterfront set out above in respect of this application, be approved.

- CARRIED.

(Aldermen Gibson and Rankin voted against the motion).

MOVED by Ald. Hardwick,

THAT the Director of Planning and Civic Development report back on the cost of monitoring the noise level and the source of money in this regard.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Pendakur,

THAT the communication from the Vancouver City Planning Commission on the subject be received.

- CARRIED UNANIMOUSLY.

2. Development Permit Application  
#61556 - S/E Corner 1st and  
Macdonald (W. Garrow)

MOVED by Ald. Rankin,

THAT, pursuant to request received, a delegation be heard from Mr. W. Garrow when a report is received on his Development Permit application #61556 which relates to proposed development on the S/E Corner of Macdonald Street and 1st Avenue.

- CARRIED UNANIMOUSLY.



BOARD OF ADMINISTRATION, DEPARTMENTAL & OTHER REPORTS

A. BOARD OF ADMINISTRATION  
GENERAL REPORT, JULY 13, 1973

WORKS & UTILITY MATTERS

The Council considered this report which contained clauses 1 to 8 identified as follows:

- Cl. 1: Closure of Portion of Walden Street,  
North of 33rd Avenue, for School Purposes
- Cl. 2: Water Main Installation - 1973 Capital Budget
- Cl. 3: Installation of Water Main, Marine Drive  
Industrial Park, Prince Edward & N. Kent Ave.
- Cl. 4: Cancellation of Sewer Project on Hornby from  
Smithe to Robson & Robson from Hornby to Burrard
- Cl. 5: Sewer Reconstruction, 'Prior to Paving'
- Cl. 6: Sewer Construction for City Subdivision on  
Hoy Street
- Cl. 7: Public Crossing Over V. & L.I. Railway Tracks  
at the Foot of Chester Street
- Cl. 8: Local Improvement Not Undertaken by Council  
(Pavement & Curbs - 39th Ave., Victoria Drive  
to Gladstone Street, 419/34)

The Council took action as follows:

Clause 1 - 6

MOVED by Ald. Linnell,  
THAT the recommendations of the Board of Administration and  
City Engineer contained in these clauses be approved.

- CARRIED UNANIMOUSLY.

Clause 7 - Public Crossing  
Over V. & L.I. Railway Tracks  
at the Foot of Chester Street

MOVED by Ald. Pendakur,  
THAT further consideration of this clause be tabled until  
the next meeting of Council and, in the meantime, the City  
Engineer report further details as to why the crossing is con-  
sidered "surplus to the requirements of the City".

- CARRIED UNANIMOUSLY.

Clause 8 - Local Improvement not  
Undertaken by Council (Pavement  
& Curbs on 39th Avenue, Victoria  
Drive to Gladstone, 419/34)

In considering this clause submitted for consideration, it  
was

MOVED by Ald. Bowers,  
THAT Local Improvement Project No. 34 in Schedule 419 relating  
to Pavements and Curbs on 39th Avenue, Victoria Drive to Gladstone  
Street, be proceeded with and the work be done under the current  
paving project.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENTAL & OTHER REPORTS (cont'd.)

BUILDING & PLANNING MATTERS - JULY 13, 1973

Strata Title - Condominium -  
3150 East 58th Avenue

The Board of Administration, under date of July 13, 1973, submitted a report respecting an application from Community Builders Ltd. for approval of Strata Title re construction of a condominium at 3150 East 58th Avenue, a project commenced two years ago.

MOVED by Ald. Hardwick,  
THAT this application for approval under the Strata Titles Act be approved subject to regulations passed by the Vancouver City Council on June 26, 1973.

- CARRIED UNANIMOUSLY.

FINANCE MATTERS - JULY 13, 1973

The Council considered this report which contained five clauses, identified as follows:

- Cl. 1: Department of Permits & Licenses -  
New Staff and Accommodation
- Cl. 2: Vancouver Public Library - Business  
& Economics Division, Directory  
Information Service
- Cl. 3: Block 52 Parking Garage
- Cl. 4: Vancouver Art Gallery - Request  
for Supplementary Grant
- Cl. 5: Attendance of the Vancouver Fire  
Department Band: Penticton  
Peach Festival

The Council took action as follows:

Clause 1

MOVED by Ald. Pendakur,  
THAT the recommendations of the Board of Administration and the Director of Permits & Licenses contained in this clause, be approved.

- CARRIED UNANIMOUSLY.

Clause 2 - Vancouver Public Library -  
Business & Economics Division, Directory  
Information Service

MOVED by Ald. Linnell,  
THAT the recommendations of the Board of Administration and the Administrative Analyst contained in this clause be tabled pending further report from the Library Board on the proposal that there be a charge for the service rendered business.

- LOST.

(Aldermen Bowers, Gibson, Hardwick, Massey, Pendakur,  
Mayor Phillips, and Alderman Rankin voted  
against the motion).

MOVED by Ald. Hardwick,  
THAT the recommendations of the Board of Administration and Administrative Analyst set out in this clause be approved.

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FINANCE MATTERS (cont'd.)

Clause 2 (cont'd.)

FURTHER THAT the Library Board be requested to investigate other sources of revenue for this business service.

- CARRIED UNANIMOUSLY.

Clause 3 - Block 52 Parking Garage

MOVED by Ald. Rankin,

THAT Recommendation (i) and set out in this clause, be approved.

- AMENDED.

(Recommendation (i) reads as follows:

"The transient parking rates be increased to the level outlined in Table 1 of this report.")

MOVED by Ald. Pendakur in Amendment,

THAT the following words be added to the motion of Alderman Rankin:

"except that the evening and Sunday maximum be retained at the present rate of 50¢"

- CARRIED.

(Aldermen Bowers, Rankin & Volrich voted against the motion).

The motion, as amended, and reading as follows, was put and

- CARRIED.

"(i) THAT Recommendation (i) and set out in this clause, be approved, except that the evening and Sunday maximum be retained at the present rate of 50¢."

MOVED by Ald. Rankin,

THAT no action be taken on Recommendations (ii), (iii) and (iv) contained in this clause.

- CARRIED UNANIMOUSLY.

Clause 4 - Vancouver Art Gallery - Request for Supplementary Grant

In considering this clause, it was

MOVED by Ald. Hardwick,

THAT a further amount of \$5,400 be approved for the year 1973, to the Vancouver Art Gallery to make possible the addition of one Museum Assistant for security purposes.

- CARRIED UNANIMOUSLY  
and by the required majority.

(Reference is made in this clause to a grant request from the Bach Choir and the Anna Wyman Dance Theatre Foundation. Council, on two previous occasions, rejected the Anna Wyman Dance Theatre request. The application of the Bach Choir will be considered later this day after hearing a delegation).

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FINANCE MATTERS (cont'd.)

Clause 5 - Attendance of the Vancouver  
Fire Department Band: Penticton  
Peach Festival

After considering the Fire Chief's report set out in this clause, it was

MOVED by Ald. Linnell,

THAT the Vancouver Fire Department Band be authorized to participate in the Penticton Peach Festival Parade, August 4, 1973, on the following basis:

"The men will provide their own transportation as was done last year with the City providing a subsidy of \$10.00 each to cover the cost of gasoline (a total cost of \$350.00)."

- CARRIED UNANIMOUSLY.

(It is understood the men will provide their own substitutes with no duty time lost to the City).

PERSONNEL MATTERS - JULY 13, 1973

The Board of Administration submitted a report of the Fire Chief under date of July 13, 1973, advising of a request from Mr. G.W. Ramsell, President of the 1973 Jeux Canada Games for leave of absence with pay August 2 - 6, 1973, to permit Fireman M. MacLeod to assist in the preparation for the games. In the Fire Chief's report, he recommends the application be refused.

MOVED by Ald. Bowers,

THAT the Fire Chief's recommendation be approved and therefore the leave of absence with pay request be not granted.

- CARRIED UNANIMOUSLY.

PROPERTY MATTERS - JULY 13, 1973

The Council considered this report containing clauses identified as follows:

- Cl. 1: Acquisition for Replotting -  
1216 East 7th Avenue
- Cl. 2: Acquisition for Britannia Community  
Services Centre  
1115 Woodland Drive
- Cl. 3: Sale of Lot 18, Block 6, D.L. 668-670  
N/S of 37th Avenue, Prince Albert to  
St. Catherines Streets
- Cl. 4: Acquisition for Arbutus-Burrard Connector  
2150 Maple Street
- Cl. 5: Lease of 2777 and 2779 Point Grey Road
- Cl. 6: Acquisition for Arbutus-Burrard Connector  
2131-2151 Burrard Street & 1830 W. 5th Ave.
- Cl. 7: Acquisition for 37th Avenue Widening  
Fraser Street to Inverness Street
- Cl. 8: Demolitions

The Council took action as follows:

cont'd.....

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BOARD OF ADMINISTRATION, DEPARTMENTAL & OTHER REPORTS (cont'd.)

PROPERTY MATTERS (cont'd.)

MOVED by Ald. Linnell,

THAT the recommendations of the Board of Administration and Supervisor of Property & Insurance contained in Clauses 1, 2, 3, 4, 6 and 7 be approved and Clause 8 be received for information.

- CARRIED UNANIMOUSLY.

Clause 5 - Lease of 2777 and  
2779 Point Grey Road

MOVED by Ald. Linnell,

THAT this clause be referred back to the Supervisor of Property & Insurance for report on the adequacy of the proposed rental.

- CARRIED UNANIMOUSLY.

B. DEPARTMENTAL REPORT,  
General Report, July 13, 1973

WORKS AND UTILITY MATTERS

The Council considered this report which contains three clauses as follows:

- Cl. 1: Cassiar Street Link -  
Highway 401 to 2nd Narrows Bridge
- Cl. 2: Residential Lane Paving Programme
- Cl. 3: Option to Purchase 12 Feet for Street  
Purposes: Harbour Park Developments Ltd.

The Council took action as follows:

Clause 1 - Cassiar Street Link -  
Highway 401 to 2nd Narrows Bridge

The Council on May 29, 1973, after hearing a brief from the Hastings Sunrise Action Council opposing the Cassiar Freeway Link, Highway 401 to the Second Narrows Bridge, referred the matter to officials for report to include alternative solutions.

By report dated June 13, 1973, the City Engineer submitted information on the current traffic conditions, comments on the brief submitted by the Hastings Sunrise Action Council, and referred to proposed alternatives to the freeway link concluding there are no realistic alternatives which will provide a solution to the problem.

Mr. J. Cork, on behalf of the Hastings Sunrise Action Council, spoke in support of another brief filed this day concluding with the suggestion of a tunnel connection between Boundary Road and the Second Narrows Bridge to eliminate the through traffic from city streets. Accompanying the brief was a report to the Organization by the Urban Design Centre on the Cassiar Street connector.

Alderman Linnell advised of information from the Minister of Highways' office agreeing to meet with the Council's delegation on the general subject. The Alderman stated that since Alderman Rankin, who was the other Council member with her forming this delegation, would be out of town on August 8, 1973, the date for the meeting, Alderman Hardwick has been asked to join her in this meeting.

cont'd.....

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BOARD OF ADMINISTRATION, DEPARTMENTAL & OTHER REPORTS (cont'd.)

WORKS AND UTILITY MATTERS (cont'd.)

Clause 1 - Cassiar Street Link (cont'd.)

MOVED by Ald. Rankin,

THAT the Hastings Sunrise Action Council be requested to accompany the Council's delegation to Victoria for the purpose of submitting the need for a connector between Highway 401 and the North Shore along the lines proposed by the Organization, i.e. a tunnel connection between Boundary Road and the Second Narrows Bridge.

- CARRIED UNANIMOUSLY.

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The Council recessed at approximately 3:45 p.m. and following an 'In Camera' meeting in the Mayor's Office, reconvened at approximately 4:45 p.m. in open session in the Council Chamber.

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UNFINISHED BUSINESS (cont'd.)

Consultants' Fee: Granville Street Mall

The Council further considered the matter of the Consultants' fee in respect of the proposed Granville Street Mall Project and it was

MOVED by Ald. Massey,

THAT the Consultants' fee in respect of the proposed Granville Street Mall Project, be negotiated with the Consultants on an hourly basis with the total cost of the study not to exceed \$10,000, the fee to be in accordance with the Architectural Institute of B.C. Schedule of Fees and subject to the approval of the Board of Administration.

- CARRIED UNANIMOUSLY.

DEPARTMENTAL REPORTS (cont'd.)

WORKS AND UTILITY MATTERS  
July 13, 1973 (cont'd.)

Clause 2 - Residential Lane Paving Programme

MOVED by Ald. Gibson,

THAT this clause be received for information.

- CARRIED UNANIMOUSLY.

Clause 3 - Option to Purchase 12 Feet for Street Purposes: Harbour Park Developments Limited

MOVED by Ald. Rankin,

THAT no action be taken on this matter.

- CARRIED UNANIMOUSLY.

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BOARD OF ADMINISTRATION, DEPARTMENTAL & OTHER REPORTS (cont'd.)

BUILDING & PLANNING MATTERS - JULY 13, 1973

The Council considered this report containing clauses identified as follows:

- Cl. 1: Parking - Neighbourhood Pubs
- Cl. 2: Development Permit Applications  
in the Downtown Area
- Cl. 3: Alternate Highway Route from the  
Lower Mainland to the Interior
- Cl. 4: Strathcona Rehabilitation Project -  
636 Hawks Avenue - Increase in  
monthly rental
- Cl. 5: Proposed Residential Facility:  
Downtown East Side
- Cl. 6: Shannon
- Cl. 7: Building 14, Vanier Park -  
Community Music School

The Council took action as follows:

Clause 1 - Parking:  
Neighbourhood Pubs

It was agreed to defer consideration of this clause pending consideration later in the day of report of the Standing Committee on Community Development dated July 5, 1973, in which Clause 1 relates.

Clause 2 - Development Permit  
Applications in the Downtown Area

MOVED by Ald. Linnell,

THAT the recommendations of the Deputy Director of Planning and Civic Development contained in this clause be approved, and therefore the applications referred to therein, be deferred accordingly and the applicants so advised.

- CARRIED UNANIMOUSLY.

Clause 3 - Alternate Highway Route  
from the Lower Mainland to the Interior

A request was noted from the Corporation of the Village of Lillooet for support of a proposed alternate route to the Interior from the Lower Mainland, i.e. Vancouver to Pemberton, Lillooet (through D'Arcy) to Cache Creek.

It is noted in the clause that on November 9, 1971, the Council, after considering a request from the Squamish-Lillooet Regional District, supported the Districts' position respecting completion of Highway 99 from West Vancouver to Lillooet.

MOVED by Ald. Hardwick,

THAT the Council re-affirm the position it took on November 9, 1971.

- CARRIED UNANIMOUSLY.

Regular Council, July 17, 1973 . . . . . 16

BOARD OF ADMINISTRATION, DEPARTMENTAL & OTHER REPORTS (cont'd.)

BUILDING AND PLANNING MATTERS (cont'd.)

Clause 4 - Strathcona Rehabilitation  
Project - 636 Hawks Avenue - Increase  
in Monthly Rental

MOVED by Ald. Linnell,

THAT the recommendations of the Deputy Director of Planning and Civic Development contained in this clause, be approved.

- CARRIED UNANIMOUSLY.

Clause 5 - Proposed Residential  
Facility: Downtown East Side

MOVED by Ald. Rankin,

THAT the recommendations submitted by the Deputy Director of Planning and Civic Development contained at the end of this clause, be approved.

- CARRIED UNANIMOUSLY.

Clause 6 - Shannon (Refinements  
between Development Permit and  
Building Permit Application)

The Deputy Director of Planning and Civic Development and the Director of Permits and Licenses, pursuant to Council instruction of June 12, 1973, submitted a list of refinements as contained in letters dated May 25, 1973 and June 20, 1973, received from the Architect, Mr. Arthur Erickson, in respect of Development Permit and Building Permit applications re development on the Shannon property.

The Officials also submitted their comments on these requests from the Architect.

MOVED by Ald. Bowers,

THAT the requested amendments to the Development Permit application for the Shannon development as referred to in this clause, be approved.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Linnell,

THAT minor amendments to the Shannon development be dealt with administratively where, in the opinion of the Officials, such will constitute an improvement in the design.

- CARRIED.

(Aldermen Rankin and Pendakur voted against the motion).

Clause 7 - Building 14, Vanier Park -  
Community Music School of Greater Vancouver

Council noted the report of the Director of Planning and Civic Development and the Supervisor of Property & Insurance on a request from the Community Music School for permission to use Building 14 in Vanier Park. An historical position is set out in the clause in regard to Building 14 pointing out, in the past few years, there have been many requests from various groups to use this building including request from the Museum Board. On the other hand, the Park Board has consistently

cont'd.....



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BOARD OF ADMINISTRATION, DEPARTMENTAL & OTHER REPORTS (cont'd.)

BUILDING & PLANNING MATTERS (cont'd.)

Clause 7 - Building 14, Vanier Park (cont'd.)

maintained that once the Museum was completed, and the building no longer needed for museum storage, Building 14 should be demolished and the property turned over to the Park Board.

The Officials conclude suggesting that if Council is considering retaining Building 14 after the March 1974 deadline given to the Federal Government, then the Council should consider other uses which might be made of the building.

MOVED by Ald. Hardwick,

THAT the Director of Planning and Civic Development for report to Council within 60 days, solicit from the various parties concerned in the past, interest and terms involved, for use of this building, in order that the Council may be able to give full consideration to the future disposition of Building 14.

- CARRIED UNANIMOUSLY.

FIRE & TRAFFIC MATTERS - JULY 13, 1973

MOVED by Ald. Rankin,

THAT the recommendations of the Fire Chief contained in this report in respect of Amendments to City Fire By-law, be approved.

- CARRIED UNANIMOUSLY.

FINANCE MATTERS - JULY 13, 1973

The Council considered this report which contained two clauses, identified as follows:

- Cl. 1: Opportunity Rehabilitation Workshop  
Grant Equal to Taxes
- Cl. 2: Project Find (LIP)

Clause 1 - Opportunity Rehabilitation Workshop - Grant Equal to Taxes

MOVED by Ald. Rankin,

THAT the recommendation of the Director of Social Planning contained in this clause, be approved.

- CARRIED UNANIMOUSLY.  
and by the required majority.

Clause 2 - Project Find (LIP)

MOVED by Ald. Hardwick,

THAT the recommendations of the Superintendent of Board of Parks and Public Recreation and the Director of Social Planning contained in this clause, be approved.

- CARRIED UNANIMOUSLY.

Regular Council, July 17, 1973 . . . . . 18

BOARD OF ADMINISTRATION, DEPARTMENTAL & OTHER REPORTS (cont'd.)

C. ADDITION TO B.C. TELEPHONE COMPANY  
BUILDING - 700 BLOCK SEYMOUR STREET

The Deputy Director of Planning and Civic Development submitted the following report:

" City Council on March 6, 1973 approved in principle Development Permit Application No. 60176, providing for an addition to the existing B.C. Telephone Company Building on Seymour Street.

The resolution of City Council being:

"THAT the Council approve in principle the development permit application No. 60176 respecting the following development:

- (1) an extension of the present building in an identical form for a distance of approximately 80', and
- (2) a two-level building on the balance of the site up to Georgia Street, with landscaping on the Georgia Street, with landscaping on the Georgia Street frontage

subject to the various technical conditions as will be required by the City:

FURTHER THAT the following shall apply:

- (a) the total site will be consolidated,
- (b) the street level activity will be maintained and be subject to further negotiation between the company and the Director of Planning and Civic Development,
- (c) an agreement with the company and the City that there shall be no changes made to the two-level building proposed without prior approval of the City Council,
- (d) the two developments proposed and set out above will proceed without delay,
- (e) before any development permit is issued, the whole matter will be reported back again to the Council for further consideration."

(See Appendix A for  
Departmental report  
dated March 2, 1973  
as submitted to Council)

Consideration by Technical Planning Board

The Technical Planning Board have now considered two Development Permit Applications viz...

- a) Development Permit Application No. 60176 - 768 Seymour Street

Applicant: McCarter, Nairne and Partners

Request: To construct a 79,594 sq. ft. addition to the existing public utility on this site.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENTAL & OTHER REPORTS (cont'd.)

C. ADDITION TO B.C. TELEPHONE COMPANY  
BUILDING - 700 BLOCK SEYMOUR STREET (cont'd.)

b) Development Permit Application No. 61495 - 550 West Georgia St.

Applicant: McCarter, Nairne and Partners

Request: To erect a two-level retail store/office building  
to the north of the proposed addition to the  
B.C. Telephone Company public utility building.

The Technical Planning Board are prepared to approve both  
Development Permit Applications subject to certain conditions; however,  
before making final decisions having referred these Development Permit  
Applications to City Council for consideration in accordance with the  
Council resolution of March 6, 1973.

(See Appendix B for  
Technical Planning  
Board's suggested conditions  
of approval to each of  
these two Development Permit  
Applications.)

Consideration by Vancouver City Planning Commission

The Vancouver City Planning Commission considered these two  
Development Permit Applications at its meetings on May 4 and May 18, 1973.  
Representatives of the B.C. Telephone Company and the Architect being  
present at each meeting.

The Vancouver City Planning Commission resolved that:

"THAT we recommend to Council that the applications be not  
approved, as the proposal, as well as the potential further  
extension of the industrial service use, is incompatible  
with the Commission's desired planning objectives for the  
Georgia Street area."

(see letter of June 14, 1973  
from the Vancouver City  
Planning Commission to City  
Council regarding rationale  
of Commission's motion of  
May 18, 1973.)

Consideration by Design Panel

The Design Panel further considered the two Development  
Permit Applications on April 2, 1973. The Design Panel were advised  
of the resolution of City Council of March 6, 1973.

The Design Panel were concerned with the architectural  
appearance of both the addition to the main equipment building and  
the proposed two level retail store/office building.

The Panel were of the opinion that the development should  
have further design consideration so as to combine the two separate  
buildings into one integrated scheme achieving:

- a) a better aspect from Seymour Street
- b) a built-in forestallment of further expansion

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENTAL & OTHER REPORTS (cont'd.)

C. ADDITION TO B.C. TELEPHONE COMPANY  
BUILDING - 700 BLOCK SEYMOUR STREET (cont'd.)

The Telephone Company architect advised that the desired flexibility was not possible. Telephone equipment installing requirements primarily dictated the development as proposed.

The Design Panel was not convinced that no other solution is possible within the development presented. It was considered that the inflexibility was a fundamental problem. The Design Panel was of the opinion that the development as proposed would adversely affect public amenity and believes that in the spirit of City Council's resolution, the scheme should properly reflect the consolidation of sites. The Design Panel recommended that the Technical Planning Board refuse the design on the grounds that if executed in its present form it would adversely affect public amenity.

Consideration by City Council

The views and recommendations of the Technical Planning Board, Vancouver City Planning Commission and the Design Panel are submitted to City Council for consideration. "

A communication dated June 14, 1973, was received from the Vancouver City Planning Commission setting out documentation as a result of considering the applications.

A letter dated July 16, 1973, was received also from the B.C. Telephone Company asking to be heard if the Council is considering not approving these applications.

MOVED by Ald. Linnell,

THAT (a) A delegation from the B.C. Telephone Company be heard as requested.

(b) Representatives of the Design Panel be invited to appear and comment.

(c) Representatives of the Vancouver City Planning Commission be invited to appear and comment.

FURTHER THAT the Development Permits not be issued in the meantime.

- CARRIED.

(Alderman Bowers voted against the motion).

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The Council recessed at approximately 5:45 p.m.  
to reconvene in the Council Chamber at 7:30 p.m.

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Regular Council, July 17, 1973 . . . . . 21

The Council reconvened in the Council Chamber at approximately 7:30 p.m., still in Committee of the Whole, Mayor Phillips in the Chair, and the following members present:

PRESENT: Mayor Phillips  
Aldermen Bowers, Gibson, Hardwick, Linnell,  
Marzari, Massey, Pendakur, Rankin,  
and Volrich.

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Illegal Suite: Hardship Application  
1941 West 36th Avenue

The Director of Permits and Licenses, by Department Report dated June 22, 1973, reported as follows regarding an illegal suite at 1941 West 36th Avenue, and hardship application from Mrs. Diane Bernard in connection therewith:

" A petition signed by approximately thirty-nine (39) persons has been received regarding a basement suite in the above building. The petitioners requested an opportunity to present their objections to the renewal of an application under the hardship policy when it was dealt with.

An inspection on August 20, 1971 showed that an illegal suite was present in the basement and the owner was notified to restore the use of the building to a one family dwelling. She made application under the hardship policy and on February 22, 1972, Council approved the application and enforcement action was withheld for one year. On April 11, 1973, the owner again made application under the hardship policy, stating that she is divorced and is supporting one child. The applicant is employed and if the illegal accommodation was not permitted to be used she would still receive an income of \$675.00 per month. A medical certificate was included with the application and after reviewing the situation, the Medical Health Officer has recommended that the application be approved on medical grounds.

Normally, your Committee would recommend approval in this case, but in view of the fact that there is a delegation opposing the application, the matter is referred to Council for consideration without a Committee recommendation."

(Copies of the relevant supporting material  
are on file in the City Clerk's Office)

The Council received delegations from the following in opposition to this suite:

- (a) John Mead, 1971 West 36th Avenue
- (b) Ann Perry, 1920 West 36th Avenue.

After due consideration, it was

MOVED by Ald. Volrich,

THAT the application for approval of this illegal suite under the Hardship regulations, be not approved.

- LOST

(Aldermen Bowers, Marzari, Massey, Pendakur and Rankin voted against the motion)

No further action was taken by Council.

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Granville Grange: Use of Certain City Buildings  
N/W Corner of 4th Avenue and Granville Street

The Board of Administration under date of June 22, 1973, reported on a request from the Granville Grange group for assistance in connection with the use of two City buildings at 1923 and 1927 Granville Street, as well as ultimate use of 1975 Granville Street now occupied by a moving company. The group presently occupies 1923 and 1927 Granville Street and are in arrears of rent. These buildings are used for sculpturing, painting and related purposes.

The Chairman of the Cultural Advisory Committee reported in support under date of June 12, 1973.

A representative of the Granville Grange group appeared and asked for a grant of \$2,010.00 to cover the use of the City buildings for 1973, and the required payment of back rental to the City.

MOVED by Ald. Marzari,

THAT a grant of \$2,010.00 as requested by the Granville Grange group be approved for the purposes outlined.

- LOST

(Aldermen Bowers, Hardwick, Linnell, Mayor Phillips, Aldermen Rankin and Volrich voted against the motion.)

No further action was taken by Council.

Strata Titles Applications: Shamrock Realty Limited

Mr. Fred Hoy of the Shamrock Realty Limited, appeared before Council requesting approval under the Strata Titles Act of application to convert apartment at 1503-1591 Grandview Highway to condominiums. In this regard, a position brief was filed.

In considering the matter, the Council noted its policy as laid down by Council resolutions dated June 26th. In the June 26th action of Council, procedures are set out for applications of this kind and also a resolution placing a moratorium of one year on approval of strata plans for apartment conversion.

MOVED by Ald. Linnell,

THAT no action be taken on this application.

- CARRIED

(Alderman Bowers and Mayor Phillips voted against the motion)

Strata Titles Applications: T. Leeaphon

Mr. G. J. DeCario, Barrister, on behalf of Mr. T. Leeaphon, appeared before Council requesting approval under the Strata Titles Act of application to convert apartment on Lot B, Block 3, D.L. 318 being 1550 West 75th Avenue to condominiums.

MOVED by Ald. Hardwick,

THAT the representations from the delegation be received.

- CARRIED UNANIMOUSLY

Grant in Lieu of Rental: Bach Choir  
Queen Elizabeth Theatre

Mr. Paul Birch, President of the Vancouver Bach Choir, appeared in support of application for a grant equal to the rental of the Queen Elizabeth Theatre to assist in presenting 'The Messiah' at the Theatre, December 14th to 16th, 1973, inclusive.

MOVED by Ald. Hardwick,

THAT a grant equal to the rental of the Queen Elizabeth Theatre, for three consecutive days for the presentation of 'The Messiah' in December, be approved for the Bach Choir.

- CARRIED UNANIMOUSLY

Regular Council, July 17, 1973 . . . . . 23

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

D. Report of Standing Committee  
on Environment, June 28, 1973

Alderman Linnell and Alderman Gibson, under date of June 28, 1973, submitted a report on Environment matters in which the following clauses are set out:

- Cl. 1: Access to Fraser River and the Need for Parks  
in the Fraserview Area
- Cl. 2: Proposed Requirements in Building By-law for  
the Handicapped

MOVED by Ald. Linnell,  
THAT the recommendations of the Committee contained in Clause 1  
be approved, and the resolutions as contained in Clause 2 be approved.

- CARRIED UNANIMOUSLY

E. Report of Standing Committee  
on Finance and Administration  
June 28, 1973 - (Health Dept.)

MOVED by Ald. Linnell,  
THAT the report of the Committee with respect to Review of City  
Departments (Health Department), be received for information.

- CARRIED UNANIMOUSLY

F. Report of Standing Committee  
on Finance and Administration  
June 28, 1973 (Haro Park Site)

MOVED by Ald. Bowers,  
THAT the recommendations contained in the report of the Committee  
with respect to the Haro Park Site, be approved.

- CARRIED UNANIMOUSLY

G. Report of Standing Committee  
on Social Services  
June 28, 1973

The Council considered this report which contains clauses  
identified as follows:

- Cl. 1: Mental Patients Association - Request for Grant  
Equivalent to Taxes, 1754 West 11th Avenue
- Cl. 2: Funding - Chinese Community Youth Worker
- Cl. 3: Shift Work for Health Inspectors
- Cl. 4: Funding of Drop-In Centres

Action was taken as follows:

Clause 1 - Mental Patients Association - Request for Grant

MOVED by Ald. Rankin,  
THAT the Committee's recommendations A, B and C, contained in  
this clause, be approved.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED MAJORITY

Clause 2 - Funding - Chinese Community Youth Worker

MOVED by Ald. Rankin,  
THAT recommendations (A) and (B) contained in this clause be  
approved after change to provide for continued funding of the  
position of the Chinese Community Youth Worker from the Spring Street  
Salary Account #7820/501 and not from the POSER Fund Account as  
mentioned in recommendation of the Director of Social Planning  
referred to in the clause.

- CARRIED UNANIMOUSLY

cont'd....

Regular Council, July 17, 1973 . . . . . 24

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on  
Social Services (continued)

Clauses 3 and 4

MOVED by Ald. Rankin,  
THAT Clauses 3 and 4 be received for information.

- CARRIED UNANIMOUSLY

H. Report of Standing Committee  
on Housing, July 3, 1973

The Council considered this report which contains clauses identified as follows:

- Cl. 1: United Housing Foundation - Grant Request for Renovation and Furnishing of Ferry Rooms and Central & Oliver Rooms
- Cl. 2: Re-draft of Lodging Housing By-law and Use of Lodging House Operator Permits
- Cl. 3: Evaluation and Accreditation of Skid Road Housing

Action was taken as follows:

MOVED by Ald. Hardwick,  
THAT the Committee's recommendations contained in Clause 1 be approved, and that Clauses 2 and 3 be received for information.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED MAJORITY

I. Report of Standing Committee  
on Finance and Administration  
July 5, 1973

The Council considered the report of the Standing Committee on Finance and Administration dated July 5, 1973, which dealt with the matter of Review of the 1973 Basic Capital Budget. The Council took action as follows:

MOVED by Ald. Bowers,  
THAT the Committee's proposals on the following as contained in the Committee's report, be approved:

- A (1)(i) & (ii) Parks Development
- A (2) Community Service Centre Facilities
- A (3)(i) Indoor Swimming Pool (Templeton)

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,  
THAT in respect of A (3)(ii) 'Indoor Swimming Pool (Templeton)' of the Committee's report, the sum of \$480,000 be approved for the indoor swimming pool adjacent to Templeton High School.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,  
THAT, as proposed in A (4) 'Streets' as contained in the Committee's report, these projects be deferred pending a report to Council on the desirability of widening this street.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,  
THAT the Committee's proposal in A (5) 'Construction of Bus Shelters' as contained in the Committee's report, be approved on the understanding that at the appropriate time and if feasible, application will be made for financial assistance under the 'Winter Works' Program.

- CARRIED UNANIMOUSLY

cont'd....



BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on  
Finance & Administration (continued)

MOVED by Ald. Bowers,  
THAT as proposed in A (6) 'Public Safety Building' set out in the Committee's report, the allocation of funds be reserved pending further reports on this project.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,  
THAT as proposed in A (7) 'Beautification' as contained in the Committee's report, the Beautification projects be deferred pending a report from the Deputy Director of Planning on the total funds required for Beautification under the current Five Year Plan.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,  
THAT the following recommendation contained in the Committee's report, be approved:

"that the False Creek Committee be asked to report to Council on the estimated total capital requirements for False Creek Development to the end of 1975, and the Director of Finance be asked to recommend ways of financing their costs."

- CARRIED UNANIMOUSLY

Alderman Bowers, with the agreement of Alderman Volrich the other Standing Committee member present, agreed to the withdrawal of the recommendation in the report dealing with Five Year Plan funds for public open space.

MOVED by Ald. Bowers,  
THAT, subject to the above actions taken by Council this day in respect of the Standing Committee's report of July 5th, the 1973 Basic Capital Program and the method of financing this Program as summarized on Schedule One of the report of the Board of Administration and the Director of Finance (June 19, 1973), be approved.

- CARRIED UNANIMOUSLY

(Schedule One is on file in the  
City Clerk's Office)

MOVED by Ald. Linnell,  
THAT the statement in the report to the effect that the sum of \$400,000 under the Five Year Plan for public open space was originally set aside for the development of Block 71, be deleted from the report.

- CARRIED UNANIMOUSLY

At this point, a short recess was observed after which the Council reconvened.

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J. Report of Special Committee  
re False Creek, July 17, 1973

The Special Committee re False Creek submitted the following report under date of July 17, 1973:

"The Special Committee of Council re False Creek met today at 12.00 noon in No. 1 Committee Room and considered matters relating to False Creek planning.

The Committee agreed to consider a matter raised by Alderman Massey and Commissioner McCreery re the retention and "recycling" of one of the V.I.E.W. buildings which Council had authorised demolished.

Regular Council, July 17, 1973 . . . . . 26

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee  
re False Creek (continued)

Alderman Massey and Commissioner McCreery pointed out to the Committee the possibilities of translating the use of this structure from an industrial building into a building of multi-public uses: suggested uses were farmers' market, crafts and art displays, performances by creative dramatic artists and groups of all types embraced by the performing arts, commercial rentals to help defray the operating costs of the structure.

The Committee was given as further support for the retention and recycling of the building a report prepared by Gordon Spratt & Associates Limited and a report submitted by Alderman Massey. These are attached to this report as Appendix A.

The Chairman expressed resistance to this proposal on the grounds that it would substantially depart from the plans being considered over the past three years and the economics of the whole of sub-area 6 could be severely threatened.

The Committee was also shown perspectives, sections and plans indicating the ultimate architectural condition of the structure and the relationship of the structure to the planning for the redevelopment of the City-owned lands in sub-area 6. These are on file with the City Clerk.

The Committee discussed the matter and had presented to it by the Supervisor of Property & Insurance a report dated July 16th, 1973, which had attached a copy of the contract for the demolition of this building along with the other V.I.E.W. buildings, between the City and Johnston & McKinnon Demolition Limited. This is attached as Appendix B.

The Committee discussed this proposal at length and the various members presented their points of view as to whether the building should be retained and recycled or whether the Council instruction should be followed. During the discussion the advantages and disadvantages of both courses of action were brought forward.

Due to the approaching time of convening for Council, discussion of the matter was terminated and the Committee, by resolution

RECOMMENDS THAT

the report of the Supervisor of Property & Insurance and the materials supplied by Commissioner McCreery and Alderman Massey be submitted to the ensuing meeting of the Vancouver City Council."

(Appendices A & B are on file in  
the City Clerk's Office)

In support of retention of this particular building, Alderman Massey and Park Commissioners Cowie and McCreery spoke.

MOVED by Ald. Massey,

THAT the Property and Insurance Department be instructed to arrange with the contractor to postpone demolition of the building for two weeks.

- LOST

(Aldermen Bowers, Gibson, Hardwick, Linnell, Mayor Phillips, Rankin and Volrich voted against the motion)

MOVED by Ald. Marzari,

THAT the Property and Insurance Department report in two weeks' time on costs in respect of the proposed development outlined in the Special Committee's report and for which the suggestion is made that the building be retained.

- LOST

(Aldermen Bowers, Gibson, Hardwick, Linnell, Mayor Phillips, Rankin & Volrich voted against the motion)

Regular Council, July 17, 1973 . . . . . 27

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

K. Report of Standing Committee  
on Community Development  
July 5, 1973

MOVED by Ald. Volrich,

THAT the report of the Committee with respect to Development of Lands along the Fraser River between Arbutus Street and Barnard Street, be received for information.

- CARRIED UNANIMOUSLY

L. Report of Official Traffic  
Commission, June 27, 1973

The Council considered this report which contains clauses identified as follows:

- Cl. 1: Pedestrian Safety Programme
- Cl. 2: Traffic Hazard at the Intersection of  
King Edward and Oak Street
- Cl. 3: Pedestrian Safety Frasersview/Killarney
- Cl. 4: Traffic Dispersal from P.N.E. Exits
- Cl. 5: Vancouver Police Department
- Cl. 6: Communications

Action was taken as follows:

MOVED by Ald. Marzari,

THAT the recommendations contained in Clauses 1, 3 and 4 be approved, and that Clauses 5 and 6 be received for information;

FURTHER THAT recommendation (a) of Clause 2 be approved and recommendation (b) of Clause 2 be referred back to the Official Traffic Commission for clarification, pursuant to request of officials.

- CARRIED UNANIMOUSLY

M. Report of Special Committee re  
Illegal Suites, July 13, 1973

The Special Committee re Illegal Suites - Hardship Cases, submitted the following report under date of July 13, 1973:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

- (a) The following applications recommended for approval by the Sub-Committee be approved:

Mrs. A. Cotsakis (owner), 2624 Waterloo Street  
William Burshtynski (owner), 1492 William Street  
Mrs. Katherine Wiggins (tenant), 4791 Fleming Street  
Mildred M. Stohlberg (owner), 2531 Point Grey Road  
Mrs. Norman Allen (owner), 3837 West 38th Avenue  
Peter Serravalle (owner), 2318 MacDonald Street  
George Boorman (tenant), 1246 West 12th Avenue  
Samson Manilal (tenant), 1241 East 14th Avenue  
Helen R. Sheung Lim (owner), 2660 Eton Street  
Edward Boyd (tenant), 3919 Fraser Street  
Barbara B. Moor (owner), 5915 Yew Street

- (b) the following applications be approved for one year from the date of this Resolution:

Linda A. Williams (tenant), 960 East 53rd Avenue  
Michele Bleanor McFall (tenant), 1860 Island Avenue  
John Ntais (owner), 2304 Stephens Street  
Joseph Mitchell (tenant), 4196 Balkan Street  
Miss Linda M. Cole (tenant), 4825 Quebec Street  
Susan Irvine (tenant), 999 West 20th Avenue  
Robert Wayne Campbell (tenant), 281 East 15th Avenue

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee re Illegal Suites (continued)

- (c) the following application be approved for six months from the date of this Resolution:  
  
Algis Misiulis (tenant), 834 East 58th Avenue
- (d) the following applications be not approved:  
  
Soo Seng and Mer Wah Kwan (owners), 357 East 60th Avenue  
Raj Krishnan (owner), 1895 East 37th Avenue  
Alois Steiner (owner), 1846 West 13th Avenue
- (e) in respect to the above mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

MOVED by Ald. Hardwick,  
THAT the foregoing report of the Special Committee re Illegal Suites - Hardship Cases dated July 13, 1973, and containing clauses (a) to (e), be approved.

- CARRIED UNANIMOUSLY

N. Report of Standing Committee  
on Civic Development  
July 5, 1973

The Council considered this report which contains clauses identified as follows:

- Cl. 1: Granville Street Mall
- Cl. 2: Downtown Plan: Proposed Parking Policy

Action was taken as follows:

Clause 1: Granville Street Mall

MOVED by Ald. Hardwick,  
THAT Clause 1 be received for information.

- CARRIED UNANIMOUSLY

Clause 2: Downtown Plan: Proposed Parking Policy

MOVED by Ald. Hardwick,  
THAT the recommendations contained in this Clause be approved after changing to read as follows:

"that Item 7 under the Commercial section of the guidelines for downtown parking in the report before the Committee be referred to the Director of Finance, the City Engineer and the Corporation Counsel for a report back to this Committee on both the problems of the mechanics for collecting cash payments in lieu of the parking facilities required in similar buildings and also, suggestions on the development of equitable formulae, and further

that Council agree in principle with the suggestion of a cash payment in lieu of provision of off-street parking."

- CARRIED UNANIMOUSLY

(underlining indicates  
change)

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)O. Grant Request of \$1,419.85:  
The Weary Parents Club

The Director of Social Planning under date of July 16, 1973, submitted the following report:

"The Weary Parents Club requests \$1419.85 from City Council towards the cost of travel by 25 low income persons to Eastern Canada - Toronto, Ottawa, Montreal, Quebec City and Trois Rivières. The purpose of the trip is fact finding about the kind of community services in which their counterparts in other cities are involved. All 25 Vancouver persons taking part in this travel and exchange experience work as volunteers in various community and neighbourhood projects. Last year a similar trip to Vancouver was undertaken by about the same number of people from Trois Rivières:

The Weary Parents Club has obtained a grant of \$6500.00 from the Secretary of State and has raised \$600.00 on their own locally. Total cost of the trip is estimated at \$8500.00. The Secretary of State pays on the basis of \$260.00 per person so that reducing the group size does not decrease per person costs. (See attached brief for some details about Weary Parents Club and the trip)

As far as I can determine there is no precedent for the City sharing the cost of a travel project of this kind. However, with the recent trend towards greater citizen involvement and participation in urban issues a request of this kind is not surprising. In the absence of City policy on this matter the Director of Social Planning recommends:

1. City Council approve a travel and exchange grant to the Weary Parents Club in the amount of \$1419.85 subject to following conditions.
  - a. the group report back to Council, through the appropriate Committee, on the results and value of the trip by September 30, 1973;
  - b. that the Council Committee's assessment of the trip form the basis of future City policy in respect to travel grant requests of this nature;
  - c. that the funds (\$1419.85) be made available through the City Department of Welfare and Rehabilitation so that 50% cost sharing under CAP can be applied for."

MOVED by Ald. Pendakur

THAT the recommendations of the Director of Social Planning contained the foregoing report, be approved.

- CARRIED

AND BY THE REQUIRED MAJORITY

(Alderman Hardwick voted against the motion)

P. Complaint about Underground Transformer  
Vault on Carrall Street

The City Engineer under date of July 13, 1973, submitted the following report:

"A verbal complaint has been received recently from the owner of a building on behalf of his client who operates a shoe store at 221 Carrall Street against the proposed installation of a transformer vault under the sidewalk in front of his store. The transformer vault is required as part of the underground system feeding Trounce Alley.

During construction which is estimated will be approximately one month, it will be necessary to divert pedestrian traffic onto a 'cordoned off' portion of the road and a bridge will be provided over the excavation to the doorway of the store.

The contractor plans to excavate on Sunday, July 22nd, and install the bridge so that access will be available to the shop during business hours. The only alternate location which could be used is immediately south of Trounce Alley but this location is not recommended for the following reasons:

- (a) Excavation would also fall in front of a small grocery store, causing similar inconvenience in access.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)Complaint about Underground Transformer Vault on Carrall Street (continued)

- (b) The City would have to negotiate with the owner of the Fraser Hotel to close an existing areaway. The cost of installing the retaining wall between the building and the street would amount to approximately \$1,000.
- (c) Installation of the street vault and consequently the wiring of the underground system would be delayed at least two months while negotiations were being carried out to close the areaway, construct the wall, and while new designs were being made up for the underground duct and wiring systems. Although this will not delay the repaving (beautification) of Trounce Alley, it will mean that the overhead wiring will have to remain up longer.
- (d) An existing gas main would have to be relocated at an estimated cost of \$500.
- (e) The relocation would require modification of work already done and the extension of other plant to reach the new location at an estimated additional cost of \$3,000.
- (f) Total additional estimated cost of (b), (d) and (e) = \$4,500.

When it is necessary to excavate a sidewalk at the resultant inconvenience to abutting merchants, it has been the practice to provide access by bridging the excavation. The alternative proposed by the building owner is more costly and results only in a shift of the inconvenience to another merchant.

I RECOMMEND that the transformer vault be constructed in front of 221 Carrall Street and the work be proceeded with as soon as possible in order not to delay the completion of the underground project."

MOVED by Ald. Bowers,

THAT the recommendation of the City Engineer contained in the foregoing report, be approved.

- CARRIED UNANIMOUSLY

Q. Report of Standing Committee  
on Community Development  
July 5, 1973

The Council considered this report which contains clauses identified as follows:

- Cl. 1: Neighbourhood Pubs
- Cl. 2: Furniture and Equipment Donated or Lent to Non-Profit Organizations
- Cl. 3: Y.M.C.A.
- Cl. 4: Kitsilano Area Planning
- Cl. 5: West Broadway Citizens' Committee

Action was taken as follows:

Clause 1 -Neighbourhood Pubs

In connection with Clause 1, the Council noted Departmental Report dated July 13, 1973, from the Deputy Director of Planning and Civic Development in which he sets out certain views on neighbourhood pubs recommending that the Director of Planning and Civic Development make application to amend the Zoning and Development By-law to provide a parking standard of one parking space for every 100 sq. ft. of floor area open to the public where the licensed premises are of the 'neighbourhood pub' type and have a seating capacity of 100 seats or less.

In the report of the Standing Committee on Community Development, ten (10) proposals respecting neighbourhood pubs and submitted by the Chairman, are set out. On these, the Committee recommends approval of all such proposals with the exception of Proposal 4 which deals with parking ratio and Proposal 9 which deals with total capacity.

The Committee also made a recommendation on an application from the Kitsilano Neighbourhood Pub Limited.

cont'd ....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (Cont'd)Report of Standing Committee on  
Community Development (continued)PROPOSALS

MOVED by Ald. Volrich,  
THAT the proposals set out in the Committee's report and  
numbered 1, 2, 3, 5, 6, 7, 8 and 10 be approved.

- CARRIED

(Alderman Hardwick voted against the motion)

Total Capacity

MOVED by Ald. Volrich,  
THAT the total capacity, both standing and seated, shall be  
a maximum of 100 patrons.

- CARRIED

(Alderman Marzari voted against the motion)

Parking Ratio

MOVED by Ald. Hardwick,  
THAT the parking ratio be one per 100 sq. ft. of public area  
in the pub.

- LOST

(Aldermen Bowers, Marzari, Massey, Mayor Phillips and  
Volrich voted against the motion)

MOVED by Ald. Bowers,  
THAT the parking ratio be the same as required for restaurants.

- LOST

(Aldermen Hardwick, Linnell, Pendakur, Mayor Phillips,  
Rankin and Volrich voted against the motion)

MOVED by Ald. Volrich,  
THAT the parking ratio be one per 200 sq. ft. of public area  
in the pub.

- CARRIED

(Aldermen Hardwick, Linnell, Marzari and Rankin voted against  
the motion)

(The Council did not take any action to deal with the recommendation  
in the report respecting Kitsilano Neighbourhood Pub Limited)

Clauses 2, 3 & 4

MOVED by Ald. Volrich,  
THAT the recommendations of the Committee contained in Clauses  
2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

Clause 5 - West Broadway  
Citizens Committee: Guidelines

MOVED by Ald. Volrich,  
THAT the recommendation in the report i.e. recommending the  
ten guidelines set out for Broadway West, (5th to 16th Avenues,  
Larch to Highbury), be approved, after guideline no. 9 is changed  
to read as follows:

"9. City Council shall not allow the use of RS- and RT-  
zoned land for surface parking, subject to the appropriate  
change in the Zoning By-law until an acceptable plan for  
the area is adopted by Vancouver City Council."

- CARRIED UNANIMOUSLY

(underlining indicates  
the change)

cont'd....

Regular Council, July 17, 1973 . . . . . 32

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on  
Community Development (continued)

Negative votes on some of the guidelines are recorded as follows:

Guideline 5: Xerox Copies of all Applications for Development Permits

Alderman Linnell, Alderman Massey and Mayor Phillips voted in the negative.

Guideline 6: Private Property and Expropriation (Parking)

Alderman Linnell and Alderman Massey voted in the negative.

Guideline 8: Standard of Parking Requirements:  
No General Relaxation

Alderman Linnell voted in the negative.

MOVED by Ald. Volrich

THAT the Council resolution of June 5th, 1973, dealing with guidelines for the Broadway West area, be rescinded.

- CARRIED BY THE  
REQUIRED MAJORITY

(Alderman Linnell voted against the motion)

MOVED by Ald. Linnell,

THAT the Council receive a report from the Director of Planning on the cost of xeroxing copies of all applications for Development Permits in respect of the West Broadway area as referred to in guideline no. 5.

- CARRIED UNANIMOUSLY

R. Tenders for Street Lighting  
Contract No. 104

The Board of Administration, under date of July 16, 1973, submitted the following report:

" The City Engineer reports as follows:

'Tenders for the installation of street lighting on Contract No. 104 were opened at the meeting of the Board of Administration on July 16th, 1973, and referred to the City Engineer for tabulation and report.

The following is a tabulation of the tenders received for the installation of street lighting on Contract No. 104.

Ricketts-Sewell Electric Ltd.	\$167,465.85
C.H.E. Williams Co. Ltd.	\$168,387.19
Kingsdon Construction Ltd.	\$212,555.95

This is a unit price contract and the contractor will be paid for the work installed as measured on the street.

The City Engineer RECOMMENDS that

- (a) the contract for the installation of street lighting on Contract No. 104 be awarded to the Ricketts-Sewell Electric Ltd. subject to the Company entering into an agreement with the City, satisfactory to the Corporation Counsel;
- (b) The Mayor and the City Clerk be authorized to sign the contract, and
- (c) the Bid Bonds be returned to the unsuccessful tenderers.'

Your Board RECOMMENDS approval of the foregoing recommendations."

MOVED by Ald. Rankin,

THAT the recommendations of the City Engineer and the Board of Administration contained in the foregoing report, be approved.

- CARRIED UNANIMOUSLY



BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

S. Welfare Department: Accommodation  
for Management and Accounting Groups

The Board of Administration, under date of July 16, 1973, submitted the following report:

" On June 12th, 1973, City Council approved five recommendations of the Board of Administration on the above subject, which included the following item:

- ' (ii) The Assistant Director - Construction and Maintenance be authorized to use contract services at a cost not exceeding \$750 to prepare a detailed floor plan and to compile the list of office equipment and fixtures required and report back with estimates of costs of relocation, annual operating estimates, etc.'

The Assistant Director, Construction and Maintenance reports that a floor plan to accommodate 54 personnel of the Management and Accounting groups of the Welfare Department has now been prepared, making use of approximately 7,850 square feet of a building at 10th Avenue and Maple Street. This lay-out has received the approval of the Director of Welfare Services, and the Property and Insurance Division are in the process of preparing a lease for the space.

The plan accommodates the Accounting and Management staff on the 'open plan' principle, using moveable acoustic screens to subdivide the open areas and with fixed partitions used to provide offices for the Director and two Assistant Directors, two interview spaces, conference room and staff lunch and rest room.

Estimates of cost are as follows:

Item 1)	Building improvements . . . . .	\$11,000.00
	Includes fixed partitions, counters, sinks, plumbing, electrical and telephone installation.	
Item 2)	Acoustic screens, furniture and equipment . . . . .	\$15,533.00
	Includes those items of furniture which are not provided in the present location and moving costs of some existing equipment that requires relocation from 1530 West 8th Avenue.	
Item 3)	New furniture, desks, chairs, etc. . . . .	\$22,206.00
	Includes replacement of the old work station furniture in use at 1530 West 8th Avenue.	
Item 4)	Balance of 1973 operating costs . . . . .	\$5,000.00
	Annual operating costs will be approximately \$12,300.00, which includes light, power and communication costs.	
		<u>\$53,739.00</u>

Note (i) Telephone installation and operating costs are based on 40 off premise locals from the existing switchboards at 1530 West 8th Avenue. The Electrical Division advises that only 5 off premise locals can be provided by the beginning of August, the remainder will require up to two months for installation of suitable cables.

Note (ii) The Purchasing Agent advises that if the Welfare Management group remained at their present location, they would be considered for inclusion in the 1974 phase of the furniture replacement program. He, therefore, recommends the purchase of replacement furniture as item (3) above in order to save an additional moving cost of approximately \$2,000.00 to move furniture which would probably be replaced next year in any event.

If the order is placed next week, delivery of new furniture can be made during the week of August 20th.

The Comptroller of Accounts advises that the funds totalling \$53,739.00 for building improvements, furniture and screens and for the current year operating costs can be provided from contingency reserve.

Regular Council, July 17, 1973 . . . . . 34

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Welfare Department: Accommodation for  
Management and Accounting Groups (continued)

Recommendations:

- (i) The Assistant Director, Construction and Maintenance be authorized to proceed with the preparation of the premises at an approximate total cost of \$11,000.00.
- (ii) The Purchasing Agent be authorized to provide acoustic screens and all new furniture at a total cost of approximately \$37,739.00.
- (iii) The required funds, including the \$5,000.00 for current operating expenses, be provided from contingency reserve.

Your Board recommends approval of the foregoing recommendations."

MOVED by Ald. Rankin,  
THAT the recommendation of the Board of Administration  
contained in the foregoing report, be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,  
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,  
SECONDED by Ald. Linnell,  
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO CONTRACT A DEBT BY THE ISSUE AND  
SALE OF DEBENTURES IN THE AGGREGATE PRINCIPAL  
AMOUNT OF \$2,000,000.00 (West End Community  
Centre)

MOVED by Ald. Bowers,  
SECONDED by Ald. Rankin,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer  
declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers,  
SECONDED by Ald. Rankin,  
THAT the By-law be given second and third readings and the  
Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

The By-law was deemed read accordingly.

Regular Council, July 17, 1973 . . . . . 35

BY-LAWS (cont'd)

2. KERRISDALE BEAUTIFICATION  
PROJECT BY-LAW

MOVED by Ald. Bowers,  
SECONDED by Ald. Hardwick,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers,  
SECONDED by Ald. Hardwick,  
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

The By-law was deemed read accordingly.

3. BY-LAW TO AMEND BY-LAW NO. 2046  
BEING THE POUND BY-LAW

MOVED by Ald. Linnell,  
SECONDED by Ald. Bowers,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Linnell,  
SECONDED by Ald. Bowers,  
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

The By-law was deemed read accordingly.

4. BY-LAW TO AMEND BY-LAW NO. 3575, BEING  
THE ZONING & DEVELOPMENT BY-LAW (N/S  
East Pender Street between Woodland and  
Commercial)

MOVED by Ald. Hardwick,  
SECONDED by Ald. Linnell,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Hardwick,  
SECONDED by Ald. Linnell,  
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

The By-law was deemed read accordingly.

(Ald. Gibson was not present at this consideration)

cont'd ....

BY-LAWS (cont'd)

5. BY-LAW TO AMEND BY-LAW NO. 3575, BEING  
THE ZONING & DEVELOPMENT BY-LAW  
(Britannia Community Services Centre Site)

MOVED by Ald. Hardwick,  
SECONDED by Ald. Linnell,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Hardwick,  
SECONDED by Ald. Linnell,  
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

The By-law was deemed read accordingly.  
(Alderman Gibson was not present at this consideration)

MOTIONS

Balance of Summer Meetings:  
Time of Commencement

MOVED by Ald. Hardwick,  
SECONDED by Ald. Linnell,  
THAT the balance of Council summer meetings, i.e. July 31st, August 14th, and August 28th, 1973, commence at 9:30 a.m., Tuesday, and Council's resolution in respect of schedule of meetings be varied accordingly.

- CARRIED

(Aldermen Bowers and Marzari voted against the motion)

NOTICE OF MOTION

Enquiries and Other Matters

Alderman Linnell submitted the following Notice of Motion which was recognized by the Chair:

MOVED by Ald. Linnell,  
THAT the agenda be changed to allow for Enquiries and Other Matters to be placed at the beginning of the agenda.

(Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Massey - referred to the Council's resolution  
Robson Street Saturday Mall of June 19th which reads as follows:

"THAT the merchants in the 1000 block Robson Street be contacted to ascertain if they are willing to form an Association for the purpose of operating a street market, including the organizing of street activities, payment of recurring costs such as public market licenses, and

FURTHER, if the merchants so wish in accordance with the above, they be advised the Council is prepared to contribute \$1,000 toward the capital costs."

MOVED by Ald. Massey,  
SECONDED by Ald. Marzari,  
THAT the word 'capital' in the second part of the resolution of Council of June 19th, 1973, be deleted.

- CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY

The Council adjourned at approximately 11:10 p.m.

The foregoing are Minutes of the Regular Council meeting  
of July 17, 1973, adopted as amended on July 31, 1973.

A. Phillips  
MAYOR

A. K. [unclear]  
CITY CLERK

BOARD OF ADMINISTRATION, JULY 13, 1973. . . . . (WORKS - 1)

WORKS & UTILITY MATTERS  
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of Portion of Walden Street, North of 33rd Avenue, Block 9, D.L. 634, for School Purposes

"Brock School is situated on the east side of Main Street, north of 33rd Avenue. The site is composed of part of Walden Street, City owned lots and School Board property. The consolidation of the site requires the closing of the surplus portion of highway within the site, and the School Board dedicating the easterly 5 feet of their lands for lane widening.

I RECOMMEND that all that portion of road in Block 9, D.L. 634, Plan 1438 shown outlined red on plan marginally numbered LF1520 be closed, stopped up and conveyed to the School Board for subdivision with adjacent lands to form one parcel."

Your Board RECOMMENDS that the foregoing be approved.

2. Water Main Installation - 1973 Capital Budget

"A water main replacement is required at the following location:

PROJECT 308

<u>Avenue</u>	<u>From</u>	<u>To</u>
33rd Avenue	Laurel Street	Heather Street

The old 12" steel pipe has deteriorated to such an extent that a large section of it has had to be abandoned, and it now should be replaced.

The estimated cost for this project is \$22,000.

I RECOMMEND that the above mentioned water main replacement be approved and that \$22,000 be appropriated in advance from the 1973 Capital Budget, 'Provision for Short Notice Projects - Unallocated', Reference No. 10-06-02."

Your Board RECOMMENDS that the foregoing be approved.

3. Installation of Water Main, Marine Drive Industrial Park, Prince Edward Street & N. Kent Avenue - 1972 Capital Budget

"To service and provide fire protection for the subdivision of Lots B of 10, 11, B of 12 and 23, 13 and 14 of D.L. 313 for the Marine Drive Industrial Park, and for future developments on Kent Avenue, the installation of a 12-inch water main is required on the following streets:

<u>Street</u>	<u>From</u>	<u>To</u>
Prince Edward	S. Kent Avenue	670' N. of N. Kent Avenue
N. Kent Avenue	Prince Edward	St. George

The total cost of the installation is \$48,000 of which \$28,000 is estimated to be borne by the subdivider, and this amount has been deposited with the City. The remaining \$20,000 is the estimated City's share in accordance with the provisions of the Subdivision Control By-law for this 12" main.

I RECOMMEND that the installation of a 12-inch water main on Prince Edward Street and North Kent Avenue be approved and that \$20,000 be appropriated for this work from the 1972 Water Works Capital Account 'Short Notice Projects - Unallocated', Account No. 128/7902."

Your Board RECOMMENDS that the foregoing be approved.

BOARD OF ADMINISTRATION, JULY 13, 1973 . . . . . (WORKS - 2)

4. Cancellation of Sewer Project on Hornby from Smithe to Robson and Robson from Hornby to Burrard

"Provision was made in the 1972 Sewers Capital Budget for construction of a new twin sewer on Hornby Street from Smithe to Robson and Robson Street from Hornby to Burrard. However, as a result of changes in the design schedule necessitated due to the higher priority for design in the West End, sewer design in the area of this project has been deferred for approximately one year. Therefore, the \$120,000 appropriation for this project should be released for use on other more urgent work.

I RECOMMEND that the \$120,000 appropriation in Sewers 1972 Capital Budget Account 118/6106, 'Sewer Construction, Hornby-Smithe to Robson and Robson-Hornby to Burrard be reallocated as follows:

- (a) Credit \$82,000 to Sewers Capital Account 118/7903, 'Prior to Paving - Unallocated'.
- (b) Credit \$38,000 to Sewers Capital Account 118/7906 'Miscellaneous-Unallocated'."

Your Board RECOMMENDS that the foregoing report of the City Engineer be approved.

5. Sewer Reconstruction, 'Prior to Paving' - Phase 2

"The sewers listed in the following tabulation lie beneath streets which are to be paved in 1973. These sewers have been inspected by closed circuit television and were found to be in very poor condition. Therefore, they should be replaced at this time in order to avoid disturbing the new pavement in the near future. Locations where construction is required and the estimated costs are as follows:

- (a) Maple Street from 3rd Avenue to Lane South      \$12,000
- (b) Wall Street from Powell to Cambridge              \$88,000

The total estimated cost of this project is \$100,000.

I RECOMMEND that \$100,000 be appropriated from Sewers Capital Account 118/7903, 'Prior to Paving - Unallocated', subject to approval of Item #4."

Your Board RECOMMENDS that the foregoing be approved.

6. Sewer Construction for City Subdivision on Hoy Street

"In order to permit the resubdivision and sale of City property for residential building on Hoy Street, south of 29th Avenue, it is necessary to construct approximately 300 feet of sewer.

The estimated cost of this work is \$13,000.

I RECOMMEND that \$13,000 be appropriated for this work from the 1972 Sewers Capital Budget Account 118/7901, 'City Subdivision - Unallocated'."

Your Board RECOMMENDS that the foregoing be approved.

7. Public Crossing Over V. & L.I. Railway Tracks at the Foot of Chester Street

"The above crossing serves the portion of Kent Avenue South that was leased to Weldwood of Canada as approved by Council on June 6, 1972. The crossing is now surplus to the requirements of the City and Weldwood has requested that the crossing be closed to the public.

I RECOMMEND that:

- (i) the above-mentioned crossing no longer be a public crossing and that the City concur with Weldwood's application to the Board of Transport Commissioners to have the crossing become a private one subject to:

Cont'd . . .

BOARD OF ADMINISTRATION, JULY 13, 1973 . . . . . (WORKS - 3)

clause 7 con't

- (a) Weldwood simultaneously acquiring a private crossing agreement to cover the same area with the C.P.R. to ensure access to their site;
- (b) Weldwood bear all costs required to effect the changeover.
- (ii) the City Engineer be authorized to sign any relevant plan on behalf of the City should this be required by the Board of Transport Commissioners."

Your Board RECOMMENDS that the foregoing be approved.

CONSIDERATION

8. Local Improvement Not Undertaken By Council  
(Pavement & Curbs on 39th Ave., Victoria Dr. to Gladstone St.,  
419/34)

The City Engineer reports:

"Communication

A letter dated 5 June, 1973 has been received from Mrs. B. North, 2094 East 39th Avenue, regarding this project. Copies are circulated. The section of the petition form referred to by Mrs. North has been appended to her letter.

Background

A sufficiently signed Local Improvement Petition for this improvement was filed in November of 1972. The Assessment Commissioner's certification shows:

'Number entitled to sign	35
Number of signatures required	24
Number of signatures accepted	24'

The project was advanced through the steps of the local improvement procedure and came before a Court of Revision and Council on 17 May, 1973.

The minutes record that Council received a representation from 'Thea Kekula (also representing Mrs. Flavell) - Opposed and requested withdrawal of two signatures' and resolved 'That Project 34, Schedule 419, not be proceeded with at this time.'

Contract

The contract for the paving approved on 17 May, 1973 has been awarded and no further contracts are planned for this year. If Council decides to now undertake this project it should authorize the City Engineer to have the work done under the current paving contract.

Consideration

Mrs. North's letter and the above information are submitted for the CONSIDERATION of Council."

FOR COUNCIL ACTION SEE PAGE(S) 76



Board of Administration, July 13, 1973 . . . . (BUILDING - 1)

BUILDING AND PLANNING MATTERS

CONSIDERATION

1. Strata Title - Condominium 3150  
East 58th Avenue

The City Clerk reports as follows:

"Attached is a letter from Community Builders Ltd. requesting Council consider approving the Strata Title for 3150 East 58th Avenue.

This property is also known as Site 9, Champlain Heights and was one of the sites sold by Council in July, 1971 after the holding of a competition on design and other aspects of the development. Intercontinental Holdings Limited was the successful applicant for this Site 9 and in its submission, which was part of its successful tender, it advised that the development when completed would be a condominium.

Community Builders Ltd. are the successors to Intercontinental Holdings Limited in this contract.

As noted in the letter of Community Builders Ltd., this project was started two years ago with the intention of the development being a condominium and except for the recent amendment to the Strata Titles Act, would have been processed through the Land Registry Office.

As this project since its inception in 1971 has been designated as a condominium type ownership, Council may wish to consider this particular application as falling within that class of application which Council has approved previously and not one falling within the classes of applications as established by Council at its meeting of June 26th."

The City Clerk submits for foregoing request of Community Builders Ltd. for the CONSIDERATION of Council.

(A copy of the letter from Community Builders Ltd. is attached for the information of Council).

FOR COUNCIL ACTION SEE PAGE(S) 27

A-7

Board of Administration, July 13, 1973 . . . . (FINANCE - 1)

FINANCE MATTERSRECOMMENDATION

1. Department of Permits & Licenses -  
New Staff and Accommodation

The Director of Permits & Licenses reports as follows:

A. "Council on October 17, 1972 tabled for 90 days a report of the City Building Inspector on the adoption of the 1970 National Building Code. A further report was approved by Council on May 8, 1973 which permits the recommendations in both reports to be implemented. One of the recommendations in the October report dealt with the addition of staff for the purpose of carrying out the requirements of the new building bylaw and a further recommendation stated that the estimate of costs to provide the necessary accommodation for the staff would be reported on later.

The following is a summary of the estimated costs:

- I. Alterations

1. General Contractor, partitions, reusing existing door, painting, etc. \$2,202.00
  2. Electrical
    1. Remove existing and install new outlets.
    2. Remove and relocate clock.
    3. Relocate intercom station.
    4. Relocate existing and install new switches.
    5. Connect and supply 4 intercom stations.
    6. Telephone changes (5) 1,270.00
  3. Map Cases 350.00
  4. Contingency 278.00
- \$4,100.00

- II. Furniture and Equipment

3'-6" x 7'-6" draughting tables (3)	\$1,575.00
3' x 6'-6" tables (3)	375.00
Draughting stools (3)	216.00
Side Chairs (5)	250.00
Coat Trees (3)	78.00
Waste Baskets (5)	18.00
Book Cases (5)	485.00
IBM Typewriter Model D 16" carriage	591.00
Swivel tilter arm chair	175.00
Electric Typewriter	550.00
Steno Desk	250.00
Steno Chair	50.00
	<u>\$4,613.00</u>
5% tax	232.00
	<u>4,845.00</u>
Total Estimated Cost	\$8,945.00

B. Council, on February 27, 1973, adopted the recommendations in a report of the Director of Permits & Licenses and the Director of Planning & Civic Development regarding administrative changes in both departments, particularly in the Divisions responsible for dealing with Development and Building Permits. Those recommendations are being proceeded with but there has been difficulty in finding suitable applicants for the positions involved and for the temporary Plan Checking Assistant I approved to supply information to interested local groups. The successful applicants for the permanent positions will still require additional time to move into their new positions and become trained in their new duties.

cont'd ...

Board of Administration, July 13, 1973 . . . . (FINANCE - 2)

Clause No. 1 (cont'd)

It was originally intended that consideration of any further staff would await the experience gained from the reorganization, however, it has become abundantly clear that additional staff are required now in order to cope with delays in processing permits which have occurred.

I recommend that three permanent Plan Checking Assistant positions be added to the Zoning Section of the Department of Permits & Licenses to handle the workload as it stands now.

The following is a summary of the estimated costs:

	<u>1973 (5 months)</u>	<u>Annual</u>
<u>Salary</u>		
3 Plan Checking Assistants (pay grade 24 \$903-1079)	\$16,185.00	\$38,844.00
Fringe Benefits	<u>1,942.00</u>	<u>4,662.00</u>
	\$18,127.00	\$43,506.00

Furniture and Equipment

2 Drafting Tables	\$1,050.00	
2 Drafting Stools	144.00	
2 Side Tables	200.00	
2 Calculators	400.00	
1 Coat Tree	26.00	
1 Desk Light	<u>50.00</u>	
		<u>1,870.00</u>

Estimate of Funds Required for 1973 \$19,997.00

The Director of Permits and Licenses Recommends that:-

1. Funds estimated at \$8,945.00 in Section A of this report be approved to enable accommodation and furniture to be obtained for the added staff.
2. The Zoning Section of the Department of Permits and Licenses be increased by three Plan Checking Assistants effective when filled.
3. Subject to approval of item (2) above funds estimated at \$19,997.00 in Section B of this report be approved to provide salaries, furniture and equipment for the three Plan Checking Assistants in the Zoning Section of the Department of Permits and Licenses.

The Comptroller of Accounts advises that the necessary funds can be obtained from the Contingency Reserve Account.

This report has been discussed with the Administrative Analyst and the Business Manager of the Municipal & Regional Employees' Union and both concur."

Your Board RECOMMENDS the foregoing recommendations of the Director of Permits & Licenses be approved.

Board of Administration, July 13, 1973 . . . . (FINANCE - 3)

2. Vancouver Public Library - Business & Economics  
Division, Directory Information Service

YOUR BOARD has received the following report from the Administrative Analyst:

"The Director of the Vancouver Public Library has requested additional telephone facilities and one additional staff position be established to improve the service provided by the Business & Economics Division, Directory Information Service.

This service was originally provided through the Central Library switchboard, but following complaints of the inability of users to reach the library through the telephone system, the Directory Information Service was transferred to two unlisted numbers. This arrangement relieved the regular telephone service, but the Directory Information Service has increased to the point where it has been found that 50% of the calls to these unlisted numbers cannot be completed as the lines are busy.

The service is provided by two Library Clerks supervised by a Librarian. In addition to the telephone calls, many people attend personally to obtain information. An average of 250 calls are received each day on the existing telephone service, and the combination of answering enquiries received by telephone and the enquiries of people attending at the desk, creates a good deal of confusion.

The proposal is to create a Telephone Answering Service manned by two Library Clerks located in an area segregated from the Public Enquiry Desk which will be manned by a third Library Clerk to answer enquiries from people attending personally, and take "overload" phone calls.

The Library Clerks will be supplied with headsets and microphones, capable of being plugged into any one of ten stations located in the Reference area. This will enable the Library Clerk to go to the area in which the Reference Book is stored, plug into the nearest telephone outlet, answer the enquiry, and return the Reference Book to its place on the shelf without having to traverse between the shelving and a telephone handset located on a desk as at present. This arrangement will allow a more rapid and effective service.

It is recommended that funds be provided for construction of the Directory Information Service Centre and that three telephone lines and plug-in stations be installed, and that one additional Library Clerk II position be established.

The Assistant City Engineer, Electrical, has reviewed the proposals for the telephone system and concurs with the recommendations.

ESTIMATE OF ADDITIONAL COSTS

	1973 7 Months	Annual Cost
Construction of Directory Centre	\$ 4,634	
Installation of telephone system	795	
Rental of telephones	900	\$1,458
Salary - Library Clerk II		
PG.9 (\$470-552) mid-range	3,521	6,036
Fringe benefits 10%	352	604
	<u>\$10,202</u>	<u>\$8,098</u>

NOTE:

The Comptroller of Accounts recommends that if the recommendations of this report are adopted, the required funds for 1973, estimated at \$10,202, be provided from Contingency Reserve.

The classification of the proposed position is concurred in by the Vancouver Public Library Staff Association, Local 391, C.U.P.E. However, if filled on a regular part-time basis by two employees the provision of fringe benefits will be reviewed on or about January 1, 1974.

cont'd ...

Clause No. 2 (cont'd)SUMMARY OF RECOMMENDATIONS

It is recommended that:

- A. The construction of a Directory Information Service Centre with three unlisted telephone lines and an improved telephone system, be approved.
- B. An additional position of Library Clerk II, Pay Grade 9, (\$470-552) be approved, effective upon adoption of this report.
- C. The estimated costs for 1973 for the construction and installation of the telephone system, telephone rental, salary and fringe benefit costs, estimated at \$10,202, be provided from Contingency Reserve.

YOUR BOARD RECOMMENDS adoption of the above recommendations.

3. Block 52 Parking Garage

The City Engineer reports as follows:

INTRODUCTION

"In a report to Council dated June 8th, 1973 it was noted that in April the revenues for the Block 52 garage were approximately \$42,300 while the costs were about \$53,300 leaving a net loss for that month of about \$11,000. In May the same trend continued and there was a net loss of approximately \$11,500. Council at its regular meeting on June 12th, requested that the examination of the Block 52 parking garage, already underway, continue, and that a detailed report be submitted within one month's time. This report is in response to Council's request.

IMPROVEMENT MEASURES

The significant elements related to the parking revenue / cost situation have been identified and analyzed. A resume of the analysis is presented below. At the end of this report recommendations have been made related to the appropriate elements with a view towards improving the garage revenues.

A. PARKING RATES

(a) Monthly Parkers

By the terms of the agreement with Pacific Centre the rate charged to the 300 monthly parkers (who must be provided parking under the terms of our agreement) must not exceed prevailing rates at comparable parking facilities in the downtown. The monthly rates were last reviewed and amended by Council in March 1973. These amended rates are still appropriate since they are comparable to other similar downtown parking facilities.

(b) Transient Parkers

The City has control over the transient (or hourly) parking rates. Currently transient rates in the central downtown area generally range between 20¢ and 45¢ per hour. It is proposed that the short term parking rates be raised by 10¢ per hour from 35¢ to 45¢. The more detailed aspects of the rate increase are noted in the following table:

cont'd ....

Clause No. 3 (cont'd)

TABLE 1  
TRANSIENT PARKING RATES

NO.	ASPECT	PRESENT RATES (\$)	PROPOSED RATES (\$)
1	Hourly	0.35	0.45
2	Evening and Sunday maximum	0.50	0.90
3	12 Hour maximum	1.75	2.25
4	24 Hour maximum	2.25	2.70

It is very difficult to estimate the change in revenues which would occur as a result of the foregoing proposed rate increases. If parking demands did not change as a result of the higher rates then the additional transient revenue each month would be about \$9,500. However it is drawn to Council's attention that this revenue increase is very optimistic and that it does not assume reduced patronage so it may not be realistic. The costs to implement these rate changes is approximately \$600 and these expenses are related primarily to sign changes. Approximately one week is required to implement these higher parking rates.

**B. EXTERNAL SIGNS**

Operational experience suggests that because of the undersurface location of the parking garage very prominent external signs, suitably located, would have a better visual impact and attract more motorists than the existing two external signs. A preliminary sign design has been prepared. The preliminary cost estimated for the two signs (each dimensioned approximately 25'-high X 6'-wide) amounts to a total of about \$16,000. If this cost is amortized at 8% over ten years it means a monthly cost of about \$200. It is thought that the increased generated revenues resulting from these new signs would be greater than \$700 per month hence the benefits of such a change should be greater than costs.

The urgency involved in the preparation of this report did not provide time for the Department of Planning and Civic Development or the Civic Design Panel to consider this preliminary sign design. Therefore any approval Council gives should be conditional in this respect. Approval must also be sought from the owners of the development to hang external signs from their building. If the owners do not permit such a sign being hung from their building then it would have to be supported by a City pole and be located above the street.

**C. ADVERTISEMENT**

Some forms of media advertisement were considered in order to inform more of the public about the convenient and covered parking available in the heart of the downtown. For this purpose two promotion schemes for the parking garage were developed by a consultant. These schemes related primarily to continuous advertisement in the two main local newspapers. One scheme would cost about \$5,500 while the other cost about \$10,300. It was concluded that while these schemes do have some merit they were not suitable at this time.

**D. INTERNAL SIGNS**

The philosophy of the sign design in the parking facility has been to provide a minimum of internal signage initially to avoid a proliferation of messages. Providing many signs tends to confuse and frustrate both motorists and pedestrians. Observations at the parking garage since the opening of the department store on Block 52 indicate that the addition of more signs on the two floor levels would be helpful and beneficial. In the order of 100 signs are necessary and they have been estimated to cost approximately \$2,500. It is thought that the benefits derived from these sign additions would exceed costs.

cont'd ...

Clause No. 3 (cont'd)**E. IMPACT OF CLOSING BLOCK 61**

Block 61 contains approximately 360 surface parking spaces. A considerable number of transient parkers use this space each week. The architects for the planned Provincial Government development on Blocks 51-61-71 have advised that they are presently planning on commencing construction on Block 61 in 1974. It has been estimated that the closing of this lot will increase the revenue in the Block 52 garage by about \$5,000 per month.

**F. REDUCED COSTS**

There are three cost components namely rental, taxes, and operational elements and the bulk of these costs are fixed. The monthly rental has been determined by amortizing the capital costs of the garage over a 25 year period and consequently is a fixed cost. The taxes by their nature are also fixed. About 50% of the operating costs are fixed since they relate to the parking control equipment, lights, fans, et cetera. The remaining 50% of the operating costs relate to manpower used to collect parking charges and provide general garage surveillance and security. Garage manpower provisions have always been the minimum required and hence cannot be reduced further.

**SUMMARY**

Based upon the foregoing, the proposed improvements and other related aspects may be summarized in tabular form as follows:

**TABLE 2****PROPOSED IMPROVEMENTS**

NO.	ELEMENT	FORM OF IMPROVEMENT	ESTIMATED MONTHLY	
			COSTS <sup>a</sup>	BENEFITS
1	Parking Rates	Increase of short term rates as outlined previously	\$50	\$9,500 <sup>b</sup>
2	External Signs	Replace existing two signs by more prominent signs	\$200	\$700
3	Advertisement	Advertisement in 2 main local newspapers	\$450(minimum)	less than \$450
4	Internal Signs	Addition of signs to assist in guiding drivers and pedestrians	\$300	\$400
5	Impact of Closing Block 61	No direct City control- Presently planned to have impact in 1974.	0	\$5,000
6	Reduced Costs	Most cost items are fixed; non-fixed costs are at the minimum level	0	0

- <sup>a</sup> - capital costs for item Nos. 1 and 3 have been spread over 1 year.  
 - capital costs for item Nos. 2 and 4 have been amortized over 10 years at an 8% interest rate.

- <sup>b</sup> - most optimistic forecast and assumes no reduction in parking demands with introduction of higher parking rates.

The findings suggest that parking garage elements Nos. 1, 2, and 4 above should be improved as indicated. The form of these improvements is also summarized in table 2 and is defined in more detail previously in this report.

cont'd ...

Board of Administration, July 13, 1973 . . . . (FINANCE - 7)

Clause No. 3 (cont'd)

Translated in revenue the introduction of these improvements, along with other happenings as noted should mean that by sometime next year monthly revenues would exceed costs.

The Director of Finance has been consulted in this matter. He advises that he concurs with the proposed improvements and overall findings in this report recognizing the difficulty of estimating the increased revenue that may result from some of the changes.

RECOMMENDATIONS

The City Engineer, in consultation with the Director of Finance, recommends the following changes in the Block 52 parking facility operation be implemented as soon as possible:

- i) The transient parking rates be increased to the level outlined in Table 1 of this report.
  - ii) The proposed external sign changes be processed through the civic and non-civic agencies with a view towards implementing these changes.
  - iii) Approximately 100 internal garage signs be prepared and installed.
4. Funds in the amount of \$20,000 be used from the Parking Sites Reserve Fund for the purpose of implementing each of the three (3) foregoing improvements."

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted.

CONSIDERATION

4. Vancouver Art Gallery - Request  
for Supplementary Grant

Your Board has received the following report from the Director of Finance:

"This Spring Council approved grants to the Art Gallery of \$114,151 for operating purposes and \$5,008 for building repairs.

The City's Grant is based historically on the amount required to cover the costs of building maintenance, janitorial services, insurance of the collection, and basic curatorial and security costs. All other expenses related to the Gallery Administration, Exhibitions and Programs are borne by the Association. Association funds are derived from admission and membership fees, donations and other grants.

The following letter, dated June 13, 1973, has been received from Mr. G. R. Bell, President of the Vancouver Art Gallery Association, requesting an additional grant of \$20,000 for 1973.

'The Vancouver Art Gallery Association requests a supplemental grant of \$20,000 in 1973. This amount to be in addition to the \$119,159 authorized on May 8, 1973.

The Association wishes to submit three arguments in justification of this request. Firstly, since 1963, the year in which the City's policy of support was last revised, the City of Vancouver's grants to the Art Gallery have steadily dropped from 50% of the total annual operating budget to 27% in 1973. Secondly, our request of \$5,400 in 1973 to pay for a 3rd Museum Assistant was rejected, yet the City has paid for two Museum Assistants since 1963 and the tremendous increase in Gallery activity since that time makes the additional person essential. Thirdly, the Gallery having permitted free entry, will lose the revenue from admissions. This revenue was \$17,500 in 1972.

cont'd ....



Board of Administration, July 13, 1973 . . . . (FINANCE - 8)

Clause No. 4 (cont'd)

Comparitive Figures Between 1963 and 1973

Year	Total Budget	Funded Projects	Operating Budget	City Contribution	City Contribution as a Percentage of Operating Budget
1973	\$493,600	\$58,800	\$434,800	\$119,100	27%
1971	397,400	81,900	315,500	104,500	33
1968	278,600		278,600	87,200	31
1965	163,500		163,500	58,000	36
1963	109,800		109,800	54,600	50

Approval of a \$20,000 Supplemental Grant will bring the City's contribution to 32%, a figure comparable to the last five years, will provide the salary of the 3rd Museum Assistant and will replace a large portion of the revenue lost by the Gallery now being open to everyone at no charge.

The Association wishes to express its appreciation of the City of Vancouver's willingness through the Cultural Advisory Committee to review its policy of support to the Vancouver Art Gallery. Accordingly, the funds requested now are only those dictated by immediate needs.'

I referred the request to the Social Planning Department for comment, and they advise me as follows:

'The trend in funding patterns for the arts across Canada has tended to favour large organizations over small, traditional over contemporary, and imported over indigenous culture. While the VAG is one of the large institutions in the City its contribution has been particularly significant because of its policy of balancing traditional art with contemporary in all fields of artistic culture. The Gallery offers free noon and evening concerts whose programs may range from classical string quartets to the most avant garde works of local composers. Vancouver film makers, experimental theatre groups, and dance companies have all been given opportunities for expression. In the case of the visual arts the Gallery has persued a shrewd purchasing policy so that it now has a highly valued collection that belongs to the City. It has also developed an excellent free space program which makes space available in the Gallery to local artists so that they can gain exposure. The elimination of an admissions charge is consistent with Council's stated wish of making the arts available to low income persons and the free concerts and lectures attract many senior citizens. Finally, the Gallery has attained a standard of internationally recognized excellence.'

Mr. Baker of the Department also made the point that if supplemental grants are to be distributed by Council in the artistic sector, he is of the opinion that two other organizations, being the Bach Choir and the Anna Wyman Dance Theatre, should share in them. He suggests a sharing ratio of 85% for the Art Gallery and 7½% each for the other two.

I therefore submit the request of the Vancouver Art Gallery to Council for consideration."

Council is reminded that on July 3, 1973, when considering a request from the Anna Wyman Dance Theare Foundation for a grant of \$2400, it passed the following motion: "MOVED, THAT the request be received and no action taken."

Your Board submits the above report of the Director of Finance to Council for CONSIDERATION.

DELEGATION: Vancouver Bach Choir

(Attached supporting material refers to this Delegation)

Board of Administration, July 13, 1973 . . . . (FINANCE - 9)

5. Attendance of the Vancouver Fire Department  
Band to the Penticton Peach Festival

The Fire Chief reports as follows:

"The Fire Chief has received a request for the Vancouver Fire Department Band to participate in the Penticton Peach Festival Parade on August 4, 1973.

Thirty-four bandsmen and one Chief in charge of supervision would attend and the cost to the City would be:

A. i	By Charter Bus (Maverick Coach Lines)	\$ 429.00
ii	Lunch while travelling	70.00
		<hr/>
		\$ 499.00

or as an alterative:

B. The men will provide their own transportation as was done last year with the City providing a subsidy of \$10.00 each to cover the cost of gasoline (a total cost of \$350.00).

The men will provide their own substitutes with no duty time lost to the City.

The Fire Chief points out that in past years, Council has generally approved one out of town trip each year for the Band, the Official Brass Band for the City of Vancouver, to help maintain the high interest and Esprit de Corps of the Band, which for years has provided excellent performances for Civic functions."

Your Board submits the above report for Council's CONSIDERATION.

FOR COUNCIL FILE IN SEE PAGE(S) 77

Board of Administration, July 13, 1973 . . . . (PERSONNEL - 1)

PERSONNEL MATTERS

CONSIDERATION

1. 1973 Jeux Canada Games Request for Leave  
of Absence with Pay - Fireman M. MacLeod

The Fire Chief reports as follows:

"City Council received a request from G. W. Ramsell, President of the 1973 Jeux Canada Games requesting leave of absence with pay for Fireman M. MacLeod from August 2 - 6, 1973 to assist in the preparation for the games.

A similar request for another fireman was received earlier by the Fire Chief direct.

I notified Canada Games Officials at that time I could not support leave applications during summer months because of severe manning deficiencies encountered by our Department in that period. I also pointed out the heavy involvement of firemen in athletics would probably lead to further leave applications and that approval of one or two applications would be unfair to others volunteering their assistance to the Canada Games.

I therefore recommend the application for Fireman MacLeod's leave be refused and submit the above information for the CONSIDERATION of Council."

Your Board submits the foregoing for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 79

BOARD OF ADMINISTRATION, JULY 13, 1973.....(PROPERTIES - 1)

PROPERTY MATTERS

RECOMMENDATION

1. ACQUISITION FOR REPLOTING  
1216 East 7th Avenue

The Supervisor of Property & Insurance reports as follows:-

"Lot 3, Block 112, D.L. 264A, has been offered for sale by the owners. This property is located in the middle of four City-owned Tax Sale lots. Its acquisition by the City will create a parcel, 165' x 122'. The zoning is RM-3, Multiple Dwelling District.

The premises consist of a 2-storey and full concrete basement frame dwelling with a main floor area of 698 sq.ft., erected in 1912 on a site 33' x 124'. This dwelling contains 11 rooms, 12 plumbing fixtures, has a patent shingle roof, siding on the exterior walls, a concrete foundation and is heated by an automatic oil hot air furnace. Condition of this dwelling is good for age and type.

This property is occupied by tenants. It is proposed to continue renting these premises until the use of the site is determined and to demolish when vacant.

Following negotiations with the owners and their agent, they have offered to sell as of July 31, 1973 for the sum of \$34,500.00 subject to the owners retaining rent-free possession of an old shed at the rear of the property until December 31, 1973, and having the right to remove 3 stoves and 3 refrigerators prior to demolition. This price is considered to be fair and equitable and is representative of market prices in the area.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire this property for the sum of \$34,500.00 on the foregoing basis, chargeable to Code #4959/901 - Property Purchases for Resale, but that the occupation of the shed thereon be limited to December 31, 1973 or such earlier date as this property may be required by the City."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

2. ACQUISITION FOR BRITANNIA COMMUNITY  
SERVICES CENTRE  
1115 Woodland Drive

The Supervisor of Property and Insurance reports as follows:-

"Lot 2, Block 40, D.L. 264A, known as 1115 Woodland Drive, is required by the City for the Britannia Community Services Centre, which is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a 2½ storey and basement frame dwelling with a main floor area of approximately 1,050 square feet, erected in 1910 on a site 52' x 93', zoned RM-3. This dwelling contains 18 rooms, approved as 5 rental units, has 21 plumbing fixtures, patent roofing, asbestos shingle and stucco exterior and is heated by an oil-fired hot air furnace. A main floor suite is occupied by the owners with the other units occupied by tenants. The condition of this dwelling is average for age and type.

The Britannia Community Services Centre involves the acquisition of 78 properties. The subject property represents the 64th negotiated settlement.

BOARD OF ADMINISTRATION, JULY 13, 1973... .(PROPERTIES - 2)

Clause 2 Continued

Following negotiations with the owners' agents, the owners have agreed to sell for the sum of \$44,000.00, inclusive of all considerations, as of July 31st, 1973, subject to the owners retaining rent-free possession to August 31st, 1973.

This price represents a fair and reasonable value for the property and has been approved by Central Mortgage & Housing Corporation. It is proposed to demolish this dwelling when vacant.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of \$44,000.00 on the foregoing basis, chargeable to Code #5830/427."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. Sale of Lot 18, Block 6, D.L. 668-670

The North 16 feet of Lot 18 to the adjoining owner and the balance of Lot 18 to the City Engineer for 37th Avenue Widening  
Situating: North Side of 37th Avenue  
Prince Albert to St. Catherines Streets

The Supervisor of Property & Insurance reports as follows:

"Lot 18, Block 6, D.L. 668 - 670. was acquired by the City. by tax sale. in 1936 and has been held from sale for the future widening of 37th Avenue. Lot 18. along with 9 other parcels of City owned land along 37th Avenue. were advertised for sale on May 4. 1971. A petition protesting the sale of these lots was received and on September 21. 1971. City Council recommended these lots be withdrawn from the market. that 37th Avenue be widened and that the appropriate action be taken to sell off the balance of these City owned lots not required for the widening.

On September 26, 1972. City Council approved the sale of these surplus 16 foot strips of property to the abutting owner for the nominal sum of \$100.00. An application has been received from the owner of Lot 17 to the North to purchase the North 16 feet of Lot 18. Block 6. D.L. 668 - 670.

It is City policy that lands required for street purposes be charged to the City Engineer at market value. The market value of Lot 18. Block 6. D.L. 668 - 670. has been set at \$22,000.00.

The Supervisor of Property & Insurance

RECOMMENDS that the North 16 feet of Lot 18. Block 6. D.L. 668 - 670 be sold to the abutting owner of Lot 17 in accordance with Council's Resolution of September 26. 1972, subject to the following conditions:

- (a) Sale price of \$100.00:
- (b) Administrative fees of \$175.00 to cover survey, preparation of consolidation plans and registration fees;
- (c) Consolidation of the North 16 feet of Lot 18 with adjoining Lot 17 to form one parcel;
- (d) Dedication of the East two feet of Lot 17 for lane purposes:
- (e) Purchaser to have the necessary extensions of mortgage prepared, executed and forwarded to the City for registration.

and that the balance of Lot 18, Block 6. D.L. 668 - 670 be closed, stopped up and dedicated for street purposes. The City Engineer be charged \$21,900.00 for the balance of Lot 18 being the market value of Lot 18, minus the \$100.00 charged to the adjoining owner for the North 16 feet of Lot 18.

Your Board Recommends that the foregoing Recommendation of the Supervisor of Property and Insurance be adopted.

BOARD OF ADMINISTRATION, JULY 13, 1973.... ..(PROPERTIES - 3)

RECOMMENDATION

4. ACQUISITION FOR ARBUTUS-BURRARD CONNECTOR  
2150 Maple Street

The Supervisor of Property and Insurance reports as follows:-

"The above property, legally described as Lots 18, 19 & 20 Except right-of-way, Block 266, D.L. 526, and known as 2150 Maple Street, forms part of the right-of-way of the projected Arbutus-Burrard Connector and has been offered for sale by the owner. This project is included in the 1971 - 1975 Capital Programme and is tentatively scheduled for development in late 1975.

These premises comprise a one storey and full basement frame office-warehouse structure erected in 1946 on a site 62' x 150', zoned RM-3. This building contains four separate offices on the main floor, warehouse space on the upper floor and storage space in the basement serviced by a roofed loading platform. The improvement has 4 plumbing fixtures, a tar and gravel roof, stucco and siding on exterior walls, a concrete foundation and is heated by an automatic oil furnace. Condition of these premises is average for age and type.

At present, the building is occupied by three separate business firms. One office area is vacant. It is proposed to continue these rentals until required for the project and at such future date to demolish the building when vacant.

Following negotiations with the owner, he has agreed to sell for the sum of \$82,500.00 as of July 31st, 1973 subject to retaining rent-free possession of these premises until August 31st, 1973. This price is considered to be realistic and is supported by an independent appraisal.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of \$82,500.00 on the foregoing basis, chargeable to Code No. 146/1901 - Arbutus-Burrard Connector."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

5. LEASE OF 2777 and 2779 POINT GREY ROAD  
Parcel A of Lots 3 & 4, Block 1, D.L. 192

The Supervisor of Property and Insurance reports as follows:-

"On February 28th, 1973, the above residence was acquired for the Point Grey Road Development Scheme. The premises comprise a 2½ storey frame tudor style dwelling, containing 11 rooms, the first and second floor used as a single family unit and a 3 room self-contained unit on the third floor.

On May 16th, 1973, the property was leased to Mrs. J. Ames on a month-to-month basis at a rental of \$600.00 per month. Due to the excellent condition of the premises, and the floors in particular, this Office requested that Mrs. Ames carpet the floors and in doing so has expended approximately \$1,500.00 to cover the dining room, living room and halls.

Mrs. Ames has now requested the City's consent to a lease term in excess of the present month-to-month basis, possibly a one year term, July 1st, 1973 to June 30th, 1974 and thereafter on a year-to-year basis subject to 90 days' notice if required for civic purposes, subject also to yearly rental reviews.

BOARD OF ADMINISTRATION, JULY 13, 1973.....(PROPERTIES - 4)

Clause 5 Continued

City Council, "In Camera", February 6, 1973, recommended that in consultation with the Parks Board, certain parcels in the Point Grey Road Development be opened up. The Parks Board minutes, of March 26, 1973, resolved that the properties opposite Tatlow Park, known as 2823-25 Point Grey Road, be demolished and developed as a look-out park by April 1, 1974; also, the properties known as 3225-35 Point Grey Road.

The Subject property is not included in the planned development and, therefore it would seem desirable at this time to maintain the premises in a manner similar to its present state. The Superintendent of Parks is in agreement with the proposal to grant a term lease in accordance with the recommendation herein.

**RECOMMENDED:**

That the property, Parcel A of Lots 3 & 4, Block 1, District Lot 192, known as 2777 and 2779 Point Grey Road, be leased to Mrs. J. Ames subject to the following:-

Lease Term:

A one year term commencing July 1st, 1973 to June 30th, 1974, thereafter on a year-to-year basis subject to 90 days' notice of cancellation if required for civic purposes.

Rent:

\$600.00 per month for the term, subject to review at yearly intervals.

Conditions:

Lessee to be responsible for, and carry out in a manner satisfactory to the City, the following requirements:-

- (a) to clear all plugged waste lines within the boundaries of the property,
- (b) to replace all broken glass,
- (c) to have the chimneys cleaned at least once a year,
- (d) to remove snow from the adjacent City sidewalks and from the roof when necessary,
- (e) to keep the property in a neat and tidy condition,
- (f) to carry out minor repairs and replacements, such as tap washers, etc.
- (g) to be responsible for all utilities, including water rates.

The City to be responsible for:

- (a) structural maintenance,
- (b) exterior maintenance,
- (c) repairs of mechanical faults to the heating and plumbing systems,
- (d) grass cutting.

Our agreement to be to the satisfaction of Corporation Counsel and the Supervisor of Property and Insurance."

Your Board

Recommends that the foregoing RECOMMENDATION of the Supervisor of Property and Insurance be adopted.

...../5

BOARD OF ADMINISTRATION, JULY 13, 1973.....(PROPERTIES - 5)

RECOMMENDATION

6. ACQUISITION FOR ARBUTUS-BURRARD CONNECTOR  
2131-2151 Burrard Street & 1830 West 5th Avenue

The Supervisor of Property & Insurance reports as follows:-

"The above property, legally described as Lots 7 to 9, the South 40 feet of Lot 10, Lot "A" (Explanatory Plan 5233) and Lots 14 & 15 Except right-of-way, all in Block 267, D.L. 526, forms part of the right-of-way of the projected Arbutus-Burrard Connector and has been offered for sale by the owners. This project is included in the 1971 - 1975 Capital Programme and is tentatively scheduled for development in late 1975.

This property is developed with a major commercial building, plus a paved parking area for 43 vehicles, and represents the most expensive acquisition in this project.

The building is a two-storey non-basement masonry structure with a main floor area of approximately 17,500 sq. ft., erected in 1955 with additions in 1964. Site area is 35,500 sq. ft. and zoning is C-2 fronting on Burrard Street and RM-3 at the rear (Lots 7, 14 & 15).

This building has 22 plumbing fixtures; exterior is part concrete curtain wall together with tile and metal facing; roof is tar and gravel; foundation is reinforced concrete and heat is supplied by four gas-fired automatic gas furnaces.

There is approximately 15,000 sq. ft. of rentable space on the main floor including a large warehouse and display area with some office space. The upper floor has approximately 13,500 sq. ft. of rentable space, including office and display area. This structure is well maintained and in good condition.

The building is completely rented to three major tenants with one tenant being responsible for all expenses including taxes, insurance, heat, light and janitor services and in effect acts as building manager. Thus the owner enjoys a net income from the property.

The leases now in effect on this building may be summarized as follows:-

<u>Lessee</u>	<u>Rent Per Month</u>	<u>Term</u>
McLaren Electric Ltd.	\$ 2,015.33	- 2 leases 10 & 12 years expiring 14/12/75 & 30/4/76 respectively.
Hal Paradise Ltd.	\$ 800.00	- 10 years expiring 31/5/74.
McKay Systems Corporation Ltd.	\$ 2,169.50	- 5 years expiring 14/12/76 with right of renewal for further 5 years.

With regard to the expiry date of the above leases and the timing of the construction of the connector under the 1971 - 1975 Capital Programme, the following information is noted:-

1. Hal Paradise Ltd. has now vacated and is sub-leasing the premises. However, he is willing to Quit Claim his unexpired lease term to the owner who would then be able to re-lease at a higher rental on a long term basis but for the City's action.



BOARD OF ADMINISTRATION, JULY 13, 1973.....(PROPERTIES - 6)

Clause 6 Continued

2. McLaren Electric is anxious to relocate and would vacate before the end of their lease.
3. McKay Systems have established a large secretarial and electronics school on the premises and it is felt that they will exercise their option to renew their lease in December, 1976. The City will be in the position of having to break this lease if vacant possession is required before December, 1976 and the right of renewal for 5 years will have to be taken into consideration. This lessee has a considerable investment in tenant fixtures in this leased area.

The subject property is plotted on the plan filed with City Clerk together with the properties acquired to date and the remaining properties to be purchased.

It is proposed to continue renting these premises until required for the project and to demolish when vacant. During the rental period, the City will be receiving an annual net rental income of \$59,817.96 plus taxes.

Following negotiations with the owners, they have agreed to sell for the sum of \$700,000.00 as of July 31st, 1973. This price is considered to be fair and equitable and is supported by independent appraisals.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of \$700,000.00 on the foregoing basis, chargeable to Code No. 146/1901 - Arbutus-Burrard Connector."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

7. ACQUISITION FOR 37th AVENUE WIDENING  
Fraser Street to Inverness Street  
Formerly 5333 Windsor Street and  
Exchange of Properties

The Supervisor of Property and Insurance reports as follows:-

"On September 26th, 1972, City Council approved a report of the Board of Administration dated August 31st, 1972 concerning the development of 37th Avenue, East of Fraser Street to Inverness Street, which is to proceed as a long term project. It was recommended in part as follows that:-

- "(1) A building line be established 50 feet north of the original south property line of 37th Avenue extending from the east property line of Fraser Street to the west property line of Inverness St.
- (3) (i) No additional property to be acquired until the owners offer it to the City at a fair market price or when the owner makes application to carry out major repairs."

The matter of establishing a building line as aforesaid is now in process but has not as yet proceeded to the point of being ratified by City Council.

On June 4th, 1973, permits were issued to Par Construction Ltd. for the demolition of 5333 Windsor Street located on Lots 19 & 20, Block 10, D.L.'s 668 - 670, at the NW corner of Windsor Street and 37th Avenue, and the erection of two new dwellings thereon. The former building had been erected in 1927 and occupied both lots.

BOARD OF ADMINISTRATION, JULY 13, 1973.....(PROPERTIES - 7)

Clause 7 Continued

The present owners, Mono Holdings Ltd., a subsidiary of Par Construction Ltd., purchased this property in 1970 subject to a mortgage which was discharged earlier this year. In May, the owners made enquiry to the Permits & Licenses Department regarding the possible development of the site. As the intended building line is not yet established and was therefore not noted on office records, the owners submitted an application for the aforesaid permits issued June 4th, 1973. This oversight was subsequently discovered and the Department of Permits & Licenses cancelled Building Permit B64171 by letter dated June 15th, 1973.

Following cancellation of the permit, Mr. Dick Krause, Vice-President of Par Construction Ltd., was interviewed at the Property & Insurance Office. At that time, Mr. Krause suggested that his principals would be prepared to convey Lots 19 and 20 to the City in exchange for two City lots of equal value plus costs.

After viewing several alternative sites, the owners have agreed to accept Lots 21 and 22, Sub. 3, Blocks B & 10, D.L. 393 at the S.W. corner of Nanaimo Street and 29th Avenue. These lots are each 33' x 122' in size and are zoned RS-1. For the purposes of this transaction, the exchange lots are valued at \$22,000.00 each.

Heretofore the aforesaid City lots have been reserved from sale in connection with a long-standing proposal to eliminate an existing jog in 29th Avenue at Nanaimo Street. Further to a recent enquiry to the Planning Department, it has been confirmed that such scheme has been abandoned and portions of 29th Avenue West of Nanaimo Street are to be closed. As illustrated by the attached plan, the portion of 29th Avenue adjoining the North side of Lot 21 is proposed to be divided into two building lots with lane access at the rear, and the portion of 29th Avenue Westerly thereof to a point approximately 145 ft. of Gladstone Street is to be added to abutting Park Site #13.

The Director of Planning & Civic Development has released Lots 21 and 22 for sale subject to the following conditions:-

- (a) A bulkhead agreement to be entered into by the purchaser of these lots being approximately 2 feet below the front street grade.
- (b) The purchaser to sign a registrable quit claim consenting to the closure of 29th Avenue adjoining Lot 21 as aforesaid at some future date for subdivision purposes.

Following negotiations, the owners have agreed to complete the exchange of sites subject to the City paying out-of-pocket expenses totalling \$1,543.75. This settlement is considered to be realistic.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to complete the aforesaid exchange on the terms and conditions outlined above, including payment of out-of-pocket expenses in the amount of \$1,543.75 chargeable to Street Funds."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

BOARD OF ADMINISTRATION, JULY 13, 1973..... .(PROPERTIES -8 )

INFORMATION

8 . DEMOLITIONS

The Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

<u>Property</u>	<u>Project</u>	<u>Successful Bidder</u>	<u>City to Pay</u>	<u>Code No.</u>
1104 McLean Drive Lot 13 Ex. S 29' & 14, Block 40, D.L. 264A	Britannia Community Services Centre	Winston Kershaw & Co. Ltd.	\$595.00	5830/428
937 Woodland Dr., Parcel C of Lots 7 & 8, Block 25, D.L. 264A	Britannia Community Services Centre	George Muys	\$620.00	5830/428

The above contracts have been confirmed by the Board of Administration and are reported to Council for INFORMATION."

Your Board submits the foregoing report of the Supervisor of Property & Insurance to Council for INFORMATION.

FOR INFORMATION SEE PAGE(S) 19

DEPARTMENT REPORT, JULY 13, 1973 . . . . . (WORKS - 1)

## WORKS & UTILITY MATTERS

### INFORMATION

#### 1. Cassiar Street Link - Highway 401 to 2nd Narrows Bridge

The City Engineer reports as follows:

"On May 29, 1973, Council referred a brief submitted to Council by the Hastings Sunrise Action Council opposing the Cassiar freeway link to City officials for a report; the report to include alternative solutions to the freeway link.

This report provides background information about current traffic conditions, comments on the points made in the brief and discusses alternative solutions.

#### Current Traffic Conditions

The attached sketches represent the morning peak hour conditions on Cassiar Street between Highway 401 and the 2nd Narrows Bridge. Two significant points should be noted:

- (a) conditions are such that approximately 300 inbound commuters (plus approximately 100 to the Park/Ride lot) from Highway 401 use residential streets to travel west of Cassiar;
- (b) approximately 50 to 60% of the traffic on Cassiar Street is traffic going between Highway 401 and the 2nd Narrows Bridge.

#### Comments on Brief Submitted by Hastings Sunrise Action Council

- (1) 'Instigate suburban Park and Ride Depots and rapid buses from Brentwood, Sperling and Hastings, Lougheed Mall, and north of Second Narrows as proposed by G.V.R.D.'

##### Comment

The Provincial Bureau of Transit Services will be introducing 'Fastbus' (express) service from all suburban areas to downtown Vancouver as part of their program of immediate improvements to the existing bus system. Further consideration of Park/Ride services from Brentwood, Lougheed Mall, North Shore, etc., will be delayed until the effect of the 'Fastbus' services has been evaluated. These express services oriented to downtown Vancouver will have little effect, if any, on the high traffic volume between the North Shore and Highway 401 (approximately 50 to 60% of the volume on Cassiar Street) because this traffic is not related to downtown Vancouver and hence is not readily served by existing or planned transit services.

- (2) 'Eliminate left hand turns off Cassiar between Williams and Adanac Streets (where Cassiar is only 2 lanes wide) to allow two lanes for through traffic from 401 to Second Narrows.'

##### Comment

Field checks show that Parker Street is the most southerly intersection where left turning vehicles could restrict northbound volumes to 1 lane but left turns are not affecting through traffic significantly. However, a left turn prohibition (northbound to westbound) will be installed here to guarantee two lanes northbound for through traffic. It should be noted, however, that this prohibition will result in approximately 90 left turning vehicles (a.m. rush hour) relocating to the other local streets and will probably result in some increase in congestion along Cassiar Street.

- (3) 'The P.N.E. Park and Ride promotes left turns at Turner, Georgia and Adanac which creates a congestion problem. We propose that a study be made to facilitate easier access to the Park and Ride area until such time as it is moved further east.'

Con't . . .

clause 1 con'tComment

As the attached sketch shows there are approximately 400 left turns (northbound to westbound) taking place at the local streets between Parker and Turner. Approximately  $\frac{1}{4}$  of this traffic (100 vehicles) is destined to the Park and Ride lot.

A brief study of access to the Park and Ride lot has been done. There are no other alternative grade street routings and the small number of vehicles destined to the lot (from Cassiar using local streets) does not justify construction of any special facilities (grade-separated ramps, etc.). In the circumstances it is considered that the current arrangement is the most appropriate. Whether or not the P.N.E. Park and Ride service will be relocated has not been determined at this time.

- (4) 'At Hastings and Cassiar we propose a "temporary" solution of a 4-way left hand traffic signal. We recommend that Cassiar or Hastings be under-passed including sidewalks to accommodate present north and south traffic in existing lanes, as soon as agreement can be reached with the Provincial Government.'

Comment

- (a) Left Turn Signal: Left turn signals at Cassiar and Hastings have been the subject of many previous reports to the Official Traffic Commission. Through traffic volumes (non-turning) on both Cassiar and Hastings are so high that introduction of a separate left turn phase would result in a substantial reduction in the intersection capacity with longer queues for all traffic. We are satisfied that the present signal arrangement provides the least delay to all traffic on Hastings and Cassiar Streets. (Separate left turn phases were part of the Hastings/Cassiar signal operation a number of years ago and were removed because of an accident situation that resulted and because of the additional delay to the then increasing through traffic volumes.)
- (b) Grade-Separation: The capacity limitations of Cassiar Street as a link between Highway 401 and the Second Narrows Bridge show up most dramatically at the Hastings/Cassiar intersection. This intersection has the highest priority for improvement. However, a grade-separation of the Hastings/Cassiar intersection should be done only as a stage towards an ultimate freeway solution. (This was one of the recommendations in the May 5, 1972 report to Council in response to a submission from the Provincial Government proposing the development of additional grade street facilities.) Grade-separation would result in a continuous stream of traffic on the remaining section of Cassiar Street which would ultimately require more control (signals), which would reintroduce the current Hastings/Cassiar situation thus requiring another grade-separation, etc.
- (5) 'We ask Council to support the Brief for a First Avenue bus presently being circulated by Frog Hollow Information Centre. We suggest using vacant City land at First Avenue and the freeway to act as a temporary Park and Ride for freeway commuters.'

Comment

The Provincial Bureau of Transit is currently reviewing the transit services to be introduced in the region and it is suggested that this portion of the brief be sent to the Provincial Bureau of Transit for consideration in their program of improvements.

Alternatives to the Freeway Link

Because of the effect on this particular local community (loss of houses, general reaction to further major highway construction) the following alternatives to the freeway link have been considered.

Con't . . .

DEPARTMENT REPORT, JULY 13, 1973 . . . . . (WORKS - 3)

clause 1 con't

(i) Tolls on Second Narrows Bridge

Implementation of tolls would be a Provincial Government responsibility. It is our opinion, however, that tolls would not be a realistic alternative even if politically practical.

Tolls may force some commuters to switch to transit if transit will serve their trip destination. In this case, however, the majority of traffic on Cassiar Street is Bridge/Freeway traffic that would not be served by transit and therefore would not be reduced significantly by the introduction of tolls.

(ii) Improved Transit Services

Such services will be implemented within a year or two but as stated above, transit will not cater to the majority of the traffic on Cassiar Street nor would transit likely reduce current volumes significantly. Transit services hopefully will accommodate future growth thus minimizing growth in vehicular trips and maintaining congestion at current levels.

(iii) Develop Local Streets to Arterials

Traffic conditions are such along Cassiar Street that some of the local residential streets are being used by commuters to avoid congestion etc., at Cassiar and Hastings. However, on a transportation system basis this is clearly undesirable.

In 1971 the Provincial Government suggested a scheme for using some local streets to handle the commuter volumes. Development of local residential streets in the area to handle the commuter traffic volumes would have a further detrimental impact on the surrounding neighbourhood. In our report to Council of May 5, 1972 on this matter we stated that such a use of local residential streets is not appropriate and recommended against accepting the Provincial Government scheme (Council agreed with this recommendation).

In summary, there are no realistic alternatives to the freeway link that will provide a solution to this problem."

(Delegation request: Hastings Sunrise Action Council--see letter attached)

2. Residential Lane Paving Programme

The City Engineer reports as follows:

"City Council, on June 6th 1972, approved the City Engineer's report on a lane paving policy in 1 and 2 family areas and passed the following motion:

'The City initiate a programme of paving local residential lanes, and report back to the Council in twelve months on the results.'

As stated in the above-mentioned report, it was anticipated that the programme to pave local residential lanes would have to be initiated by the City for a few years until the property owners became aware of the programme and commenced petitioning for this lane paving under Local Improvement procedures in sufficient numbers to provide an adequately yearly programme. However, information about the new programme reached more people than was expected (chiefly as a result of telephone conversations between property owners and Engineering Department personnel regarding dust control of lane surfaces), and 5 months after Council approved the lane paving policy, when the projects for the April 1973 Court of Revision were compiled, petitions for lane paving in 28 blocks had been received. This fact, together with the information that the rate of requests for local improvement petitions was increasing, indicated that initiation by the City was not warranted and, therefore, no lanes in the local residential areas were initiated for the 1973 programme.

Con't . . .

DEPARTMENT REPORT, JULY 13, 1973 . . . . . (WORKS - 4)

clause 2 con't

In addition to the 28 petitions which Council considered at the Court of Revision on May 17, 1973, 50 petitions have been received this year and 70 petition forms are currently being circulated amongst the property owners. It is estimated that approximately 50 more petitions will be received before the cut-off date in December for the Court of Revision, making approximately 100 blocks for the 1974 paving programme.

A programme of this size initiated by the property owners in its second year of existence shows a greater response than was expected, and if its popularity continues to grow, there will be only a few instances where lane paving in local residential areas will require initiation by the City.

The above report is submitted for the INFORMATION of Council."

RECOMMENDATION

3. Option to Purchase 12 Feet for Street Purposes:  
Harbour Park Developments Limited

The Corporation Counsel reports as follows:

One of the terms of the agreement made between the City and Four Seasons and Harbour Park Developments Limited in April of 1970 was the requirement that the City be given an option to purchase a 12-foot strip of the uplands property North of Georgia Street for future street widening purposes as and when needed.

Dawson Developments Ltd. is acquiring shares in Harbour Park Developments Limited and part of the security involves Harbour Park granting a mortgage of its uplands to the purchasers.

This mortgage cannot be registered except as a prior charge to the City's option. The purchasers have asked the City to grant them the priority so that the mortgage can be registered. In return, if and when the City exercises its option, they agree to discharge the mortgage from the 12-foot strip.

This arrangement has occurred before and does not really impair the City's ability to get the 12-foot strip and I recommend that the proposal be agreed to.

FOR COUNCIL ACTION SEE PAGE(S).....80

B-4

Department Report, July 13, 1973 . . . . . (BUILDING - 1)

BUILDING AND PLANNING MATTERSRECOMMENDATIONS1. Parking: Neighbourhood Pubs

The Deputy Director of Planning and Civic Development reports as follows:

"Council at its meeting on May 1st when dealing with a report of the Special Committee on Neighbourhood Pubs moved:

THAT, if as and when these recommendations are allowed in regard to neighbourhood pubs, then the proposal 'that parking regulations for a neighbourhood pub be similar to those of a neighbourhood restaurant', be referred to the Director of Planning and Civic Development for consideration and report back.

It is assumed that the first part of the above recommendation refers to acceptance by the Liquor Control Board of the recommendations to Council, but in the meantime, and particularly as there is a pending development permit application, it seems appropriate to report on the parking.

At the present time, parking for beer parlours and cocktail lounges is at the rate of one parking space for every 60 sq. ft. of area open to the public. Restaurants are at the rate of one parking space for the first 1,200 sq. ft. and one additional space for every 400 sq. ft. (gross floor area).

The City Engineer, as a result of parking surveys throughout the City, concludes that the actual parking generated by beer parlours is:

Downtown - One Parking Space for 120 sq. ft.  
Outside Downtown Peninsula - One parking space for every 30 sq. ft.

Whereas neighbourhood pubs are intended to serve predominantly a local area, there can be no guarantee that patronage will be limited to people from that area and that most of the patrons will walk. In most cases also there will not be sufficient people resident within walking distance to provide adequate patronage.

It is a reasonable objective that a neighbourhood pub, which has essentially fewer seats than a conventional beer parlour, should have parking at a lower ratio as one can anticipate a higher proportion of walk-in trade. Even so, there is going to be some spill over on to the street and presumably also on to surrounding residential areas and although this will have less impact than in the case of a conventional beer parlour, it is still a fact which should be considered.

As there are no neighbourhood pubs on which to base examples, and in any event, as the first few neighbourhood pubs which are developed are likely to attract patronage from beyond the immediate neighbourhood, the results from a study of parking generated from these first few, are likely to be misleading. Any standard at this time therefore must of necessity be somewhat pragmatic. It is suggested, however, that the standards for restaurants of one parking space for every 400 sq. ft. is too low.

cont'd....



Department Report, July 13, 1973 . . . . . (BUILDING - 2)

Clause No. 1 continued

After consultation with the City Engineer regarding parking for neighbourhood pubs, we believe a reasonable solution would be to set a standard of one parking space for every 100 sq. ft. of floor area open to the public, where the seating is less than 100 seats. The standard would then be reviewed in two years to evaluate against actual performance.

Accordingly, it is RECOMMENDED that the Director of Planning and Civic Development make application to amend the Zoning and Development Bylaw to provide a parking standard of one parking space for every 100 sq. ft. of floor area open to the public where the licensed premises are of the 'neighbourhood pub' type and have a seating capacity of 100 seats or less."

2. Development Permit Applications in the Downtown Area

The Deputy Director of Planning and Civic Development reports as follows:

"Three separate Development Permit Applications have been received relating to the downtown area. These development proposals are counter to the proposed amendments to the Zoning and Development By-law.

In accordance with City Council's instructions of June 12, 1973, the Deputy Director of Planning and Civic Development has made an application to amend the Zoning and Development By-law for the CM-1, CM-2, C-3, C-4 and C-5 zones located downtown along the lines of Appendix "A" attached to the report. This application is to be referred direct to Public Hearing after reports from the Technical Planning Board and the City Planning Commission.

For all of these development permit applications it is recommended that the applications be deferred pending submission of a further report and recommendations.

- a) 1175 West Georgia Street (Lot B, Block 17, D.L. 185)  
Development Permit Application No. 63404  
Applicant: Waisman Architectural Group  
Zone: CM-2 - Commercial District  
Date of Application: June 26, 1973

The site is located at the north east corner of Bute and Georgia Streets with a 132' frontage on Georgia Street and a depth of 132' on Bute Street.

This development is for an office building, 17 + storeys and 233' high. The applicants' drawings indicate that the development would have a floor space ratio of 8.95.

The floor space ratio proposed in the amendment to the Zoning and Development for this location is not to exceed 5.00.

- b) 555 Thurlow Street (Lots 14 & 15, Block 16, D.L. 185)  
Development Permit Application No. 63403  
Applicant: Waisman Architectural Group and Urban Designers  
Zone: CM-1 - Commercial District  
Date of Application: June 25, 1973

The site is located at the north east corner of Thurlow and Melville Streets with a 132' frontage on Thurlow Street and a depth of 132' on Melville Street.

cont'd....

Department Report, July 13, 1973 . . . . . (BUILDING - 3 )

Clause No. 2 continued

The development is for an office-commercial building, 16 + storeys and 208' high. The applicants' drawings indicate that the development would have a floor space ratio of 8.39.

The floor space ratio proposed in the amendment to the Zoning and Development for this location is not to exceed 5.00.

- c) 1146 Alberni Street (East 1/2 Lot 15, Lots 16 and 17, Block 18, D.L.185)  
Development Permit Application No. 63408  
Applicant: High Field Development Corp. B.C. Ltd.  
Zone: CM-1 Commercial District  
Date of Application: June 26, 1973

The site is located on the south side of Alberni Street between Thurlow and Bute Streets with 132' of frontage on Alberni Street, and a depth of 131 ft.

The development is for an office building, 2 storeys high, occupying 100% of the property, and the applicant's drawings indicate that the building will have a floor space ratio of 1.99.

The floor space ratio proposed in the amendment to the Zoning and Development for this location provided for a review of any building with a floor space ratio exceeding 1.00.

It is proposed that these applications be withheld in accordance with the provisions of Section 570 of the City Charter. Withholding action must be considered by Council within 30 days from the date of application. There is then a further 60 days in which Council must either adopt the By-law in respect of which the Development Permit is withheld or impose such conditions on the granting of the Development Permit as may appear to the Council to be in the public interest.

After complete analysis of the Development Permit Applications and possible discussions with the applicants, a report will be submitted to Council within the 60 day period with recommendations for dealing with these Applications.

Recommendation:

That Development Permit Application No. 63404 as filed June 26, 1973 for an office building at 1175 West Georgia Street

AND Development Permit Application No. 63403 as filed June 25, 1973 for an office-commercial building at 555 Thurlow Street

AND Development Permit Application No. 63408 as filed June 26, 1973 for an office building at 1146 Alberni Street

BE withheld for a period of 30 days from the date of application and for a further 60 days thereafter pursuant to Section 570 of the Vancouver Charter, on the grounds that said applications are in conflict with the proposed Zoning and Development By-law amendment.

THAT the applicants for these development permit applications be notified of this action of Council."

Department Report, July 13, 1973 . . . . . (BUILDING -4 )

### CONSIDERATION

#### 3. Alternate Highway Route from the Lower Mainland to the Interior

The City Clerk reports as follows:

"Council has received the following letter from the Corporation of the Village of Lillooet:

'The Council of the Corporation of the Village of Lillooet will be petitioning the Honourable Minister of Highways for an alternate route to the Interior from the Lower Mainland, and enclosed is a brief and map illustrating the alternate route.

The Council of Lillooet is seeking support from it's member municipalities and is asking you to support their request by resolution.

Please forward the sealed resolution to the address below at your earliest convenience.'

On November 9, 1971, Council noted a communication from the Squamish-Lillooet Regional District requesting Vancouver City Council to support the completion of Highway 99 from West Vancouver to Lillooet. At that time, Council passed the following motion:

'THAT the City of Vancouver support the position of the Squamish-Lillooet Regional District with respect to the completion of this highway and a copy of this resolution be forwarded to the Minister of Highways.' "

The City Clerk submits the foregoing request of the Corporation of the Village of Lillooet for the CONSIDERATION of Council.

(A copy of the map showing the alternate highway route from the Lower Mainland to the Interior is attached for the information of Council.)

### RECOMMENDATIONS

#### 4. Strathcona Rehabilitation Project - 636 Hawks Avenue - Increase in monthly rental

The Deputy Director of Planning and Civic Development reports as follows:

"On February 8th, 1972, City Council adopted a Board of Administration report dealing with the lease arrangements for the Strathcona Rehabilitation Project site office, establishing a rental of \$150 per month on the basis of a month-to-month lease.

When the Strathcona Project first started, 636 Hawks Avenue proved to be the only suitable accommodation for a site office. During negotiations for the site office, the Law Department desired that lease arrangements be made for this property for the duration of the project. The landlord expressed a desire for a rental increase after the first year's occupancy if a longer term was to be considered. When the lease was drawn, it was found that the property was part of an estate settlement and a lease agreement was drawn on a month-to-month basis as a temporary measure until the estate was settled. This occurred in August, 1971.

cont'd ....

Clause No. 4 continued

Due to changes in personnel in the Law Department at that time and the pressure of work in starting the rehabilitation project, a revised lease agreement, reflecting a rental increase, was not drawn when the estate was settled.

The landlord of 636 Hawks Avenue has served written notice on the Project Co-ordinator that the monthly rental is to be increased.

The Strathcona Rehabilitation Project is a Federal/Provincial/City pilot rehabilitation project and the City's share of the increased rental will amount to approximately \$6.00 per month.

On May 30th, 1973, the Strathcona Rehabilitation Committee resolved:

'THAT the rental be increased to \$175.00 per month retroactive to February, 1973. In February, 1974, if the partnership is still occupying the building, the rental be increased to \$200.00 per month.'

It is RECOMMENDED THAT the monthly rental of the Strathcona Rehabilitation Project site office at 636 Hawks Avenue be increased to \$175 per month, retroactive to February, 1973, and increased to \$200 per month for 1974 if the Partnership is still occupying the building.

It is FURTHER RECOMMENDED THAT the Corporation Counsel be instructed to draw up a new agreement to reflect the increases in rental costs for 1973 and 1974, if necessary."

5. Proposed Residential Facility:  
Downtown East Side

The Deputy Director of Planning submits the following report of the Steering Committee set up under authority of Council resolution of August 15, 1972:

"I INTRODUCTION

The Council resolution of August 15, 1972 is as follows:

'A. That the City of Vancouver, in consultation with the Province of British Columbia and Central Mortgage and Housing Corporation develop an approximately 75-place supervised residential facility in the downtown area -

- (i) preferably within walking distance of food services to avoid major built-in facilities,
- (ii) to include activity and lounge areas,
- (iii) to a standard for particular ease of cleaning and proofing against vandalism and fire,

and that the Planning Department be asked to coordinate this task and report back to Council on specific plans.

B. That the Board of Parks and Public Recreation prepare a more detailed proposal for a Skid Road recreation program for consideration by Council.

C. That the Department of Welfare and Rehabilitation, in cooperation with the Department of Veterans' Affairs, continue to expand the current practice of supervising food and lodgings of persons unable to manage their own affairs.(i)

(i) It should be noted that certain other agencies also supervise food and lodging.

Clause No. 5 continued

- D. A Steering Committee continue to coordinate planning of this facility under the direction of the Director of Planning. This committee should meet with agencies and individuals working and living in the downtown East Side.
- E. The above work to be carried out in collaboration with the Greater Vancouver Regional District, with a view to the District taking over the facility.(ii)'

Initially, concentration was directed to the recreational aspects as referred to in recommendation B above. Council on March 27, 1973 approved recommendations for the recreation program for Downtown East Side Residents.

The Steering Committee, referred to in Recommendation D above, includes six volunteers from agencies concerned with the Downtown East Side area(iii) together with representatives of Central Mortgage and Housing Corporation; the Provincial Departments of Municipal Affairs and Rehabilitation and Social Improvement, Greater Vancouver Regional District Housing Department; and the City's Health, Welfare and Rehabilitation, Social Planning and Planning and Civic Development Departments with the Assistant Director of Community Planning as Chairman. This Committee began its work on February 28, 1973. The Committee identified its task as being to provide the necessary advice, based on the diversified experience of its members to allow a comprehensive, well documented report to be placed before City Council for approval and submitted by the City as a formal application to the senior governments to provide this facility. The Committee has worked on the understanding, which was included in the 1972 report of the Medical Health Officer that this housing would be provided under federal-provincial arrangements (Section 40 of the National Housing Act) and would form part of the Regional District's stock of public housing.

## II LOCATION

The Committee established as a basic criterion for location, that the site be within about 4 blocks of the intersection of Main and Hastings Streets. This would allow the building to be within reasonable walking distance of a number of facilities planned for the old public library at the south-west corner of this intersection. It would also be within walking distance of other existing, or proposed, buildings such as Oppenheimer Lodge, and could share recreational facilities accessible to these buildings. Tentative sites of approximate size considered necessary for the type of building proposed have been identified. In all cases, assembly of land from private owners is required.

The Committee considered that the most realistic locations would be found north and east of the Main and Hastings intersection. It has for some time been the Planning Department's view that the most appropriate uses in the greater part of the area north of Hastings Street and east of Main Street to about Heatley Avenue are institutional and certain kinds of commercial and residential uses, rather than industrial for which it is presently zoned. This information was provided for the Province and Central Mortgage and Housing Corporation in relation to the application for the Oppenheimer Lodge

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- (ii) This is understood to mean that the Greater Vancouver Regional District will pay the local (12-1/2%) share of operating losses, as it does for other federal-provincial public housing.
  - (iii) Downtown Community Health Society, Central City Mission, Stanley and New Fountain Residents Society, St. James' Social Service, Vancouver Community Legal Assistance Society.

cont'd ....

Clause No. 5 continued

project, in this area. More specific proposals for the long term zoning of this area will follow through the work now proceeding on the 'City Outside the Core'.(iv) There is further reference to the existing zoning in relation to this housing as now proposed in Section IV, below.

III FORM AND CONTENT OF THE BUILDING

The Committee considers that generally the building should be designed to be appropriate to its urban setting close to the eastern side of the downtown area. The Committee considered the guidelines listed below, should apply.

The accommodation and supporting facilities are considered desirable, it being recognized that the degree to which they can be provided will be governed by the costs acceptable to the Province and Central Mortgage and Housing Corporation. It is recognized also that the architect may develop more suitable arrangements for the disposition of the various facilities than can be foreseen at this stage.

1. Occupancy (v)

Occupancy should be for single men only.

2. Size

The size of the building should not exceed 75 units.

(Council, on March 27, 1973 confirmed these two Committee recommendations.)

3. Height

The height of the building should not exceed 3 or at the most, 4 storeys.

4. Accommodation to be Included(1) Sleeping Units

Approximately 75 sleeping units for single occupancy, with individual toilet facilities. The minimum provision of toilet facilities should be a wash basin and water closet to each sleeping unit. The precise number of rooms will be determined by the design, which should provide for adequate daylighting and amenities appropriate for permanent occupancy.

(2) Other Facilities

(a) Communal Facilities. The Committee considers it would be inappropriate at this stage to specify precisely the size and location of facilities to be included. It considers that desirable facilities should include main lounge, and possibly other small lounge areas, games room, workshop, and areas to allow residents to prepare hot drinks when the kitchen is closed.

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(iv) This study by the Planning Department is expected to be sufficiently advanced by the spring of 1974 to provide the basis for the rezoning.

(v) The six representatives of Downtown East Side agencies intend to examine further other aspects of occupancy, but the Committee has agreed that this need not delay submission of this report.

Clause No. 5 continued

- (b) Dining Room to serve the total number of residents. (vi)
- (c) Kitchen, including food preparation and serving facilities for dining room. (vi)
- (d) Grouped Toilet Facilities. It is envisaged that there may be a need for some communal toilet facilities in addition to the provision in individual units. The scale of provision for these facilities, such as showers, baths, water closets and urinals, will therefore be affected by the design of the units as well as by City by-laws and other applicable requirements.
- (e) Accommodation for visiting medical, health and social service workers.
- (f) Laundry Facilities
- (g) Storage Facilities

5. Furniture and Equipment

Furniture, including beds, chests, sofas, tables and chairs to be provided to the scale recognized by Central Mortgage and Housing Corporation, and all furnishings to meet the requirements of the City Health and Fire Departments.

6. Off-Street Parking and Loading

Adequate off-street parking and loading spaces to be provided.

IV ZONING

Because the location proposed is presently zoned (M-2) Heavy Industrial District, rezoning to (CD-1) Comprehensive Development District specifically for this facility, may be required. There is at present, an anomaly in the Zoning and Development By-law which allows as an 'outright use', a building of this kind if provided by a philanthropic or charitable agency, but not if the same building is provided as a public housing project under Part VI of the National Housing Act. In the case of the Oppenheimer Lodge single persons housing project at the southwest corner of Cordova Street and Jackson Avenue, it was found necessary to obtain (CD-1) Comprehensive Development District zoning. A later report on zoning will be submitted if the project is approved by the City and the senior governments.

V MANAGEMENT

The Committee has so far not discussed management to any great extent. The representative of the Province was not present at the meeting on May 16, 1973 when the text of this report was agreed. It was considered that the following extract from a letter dated April 16, 1973 from Mr. J. T. Williams, Administrative Officer, Department of Municipal Affairs to Mr. R. Thompson, City Clerk, should be included for the information of Council:

'This subject has been discussed with the Minister of Municipal Affairs, who has agreed, in principle, to co-operate with the City in the development of this project, under the provisions of Section 40 of the National Housing Act. It is to be understood that the management of this hostel is to be under the control of the City of Vancouver, or alternatively of a properly constituted and recognized society. This could be in concert with the management of Oppenheimer Lodge, which is now under construction.'

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- (vi) Recommendations to include these facilities result from the phasing out of other food services (Alpine Cafeteria), which took place after the recommendations adopted by Council on August 15, 1972. (See Recommendation A.(i) quoted in Section I of this report.)

cont'd ....

Clause No. 5 continuedVI RECOMMENDATIONS

It is recommended that:

1. The City request the Province and Central Mortgage and Housing Corporation to provide, through the provisions of Section 40 of the National Housing Act, a residence for single men, on a suitable site which the City is in the process of securing.
2. The form, character of the building and the accommodation to be provided, be generally as set out in this report.
3. The site be purchased from the City by the federal-provincial partnership at a price to be negotiated.
4. Representatives of Downtown East Side organizations continue to participate in this project.
5. The Greater Vancouver Regional District be requested to confirm its acceptance of this project as part of the District stock of public housing."

CONSIDERATION6. Shannon

The Deputy Director of Planning & Civic Development and the Director of Permits and Licenses report as follows:

"On June 12th, 1973 Council had before it a report dealing with minor amendments to the development permit application for Shannon. A Council resolution of February 20th, 1973 required all changes to be submitted to Council and the later report suggested for consideration that where minor amendments were, in the opinion of the officials, an improvement to design, they should be empowered to approve them, only submitting to Council those which, in their view, did not represent improvement. Council referred this matter back again for information on the minor amendments proposed.

Attached as Appendices A and B are letters from Arthur Erickson, architect, and two lists of minor amendments, together with staff comments thereon."

The foregoing is submitted by the Deputy Director of Planning & Civic Development and the Director of Permits and Licenses for the CONSIDERATION of Council.

7. Building 14, Vanier Park -  
Community Music School of  
Greater Vancouver

The Director of Planning and Civic Development and the Supervisor of Property & Insurance report as follows:

"By letter dated 3rd July, 1973 addressed to Council (copy attached) the Community Music School has asked for the use of Building 14 in Vanier Park. They anticipate being able to raise funds to fix up the building and to operate the facility and note that the location of this building close to the Centennial Museum and MacMillan Planetarium will be a benefit to them.

cont'd ....



Department Report, July 13, 1973 . . . . . (BUILDING - 10)

Clause No. 7 continued

Building 14 is the last remaining Department of National Defense warehouse on Vanier Park. It was originally retained as storage space and work space for the Museum while the Centennial Museum was being constructed and is currently being used by the Federal Government in connection with the St. Roch restoration. In March, 1972 Council resolved that Building 14 should be made available to the Federal Government until March 31, 1974, but did not determine its use past that date.

Over the past few years there have been many requests from various groups for the use of Building 14, including the Museum Board itself. In May, 1971 Council did not accede to requests from the B.C. Wildlife Federation to use the building as a natural history museum and from the B.C. Science and Technology Museum to use the building for its purposes.

The Park Board has consistently maintained that once the Museum was completed and the building was no longer used for Museum storage it should be demolished and this portion of the City holding in Vanier Park turned over to the Park Board.

It is suggested that if Council is considering retaining Building 14 after the March, 1974 deadline given to the Federal Government it should consider other uses which might be made of the building and not solely the Community Music School of Greater Vancouver."

The Director of Planning and Civic Development and the Supervisor of Property & Insurance submit the foregoing report for the CONSIDERATION of Council.

(A copy of the letter from the Community Music School is attached for the information of Council)

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B-6

FIRE & TRAFFIC MATTERSRECOMMENDATION1. Amendments to City Fire By-law

The Fire Chief reports that there are four items concerning fire safety which should be included in the Fire By-law of the City. He respectfully requests that Council instruct the Corporation Counsel and the Fire Chief to draft suitable amendments to the Fire By-law to include these items.

A. RESTRICTING SMOKING IN DEPARTMENT STORES

Council has requested the Fire Chief to report on the subject matter of the letter received on March 19, 1973 from Mr. D.J. Hudson, Vice-President of B.C. Stores Division of the T. Eaton Co. Ltd. which expressed the desirability of amending the Fire Bylaw to restrict smoking in department stores in the City. Mr. Hudson states that the cities of Winnipeg, Toronto and Montreal have Bylaws controlling this problem and the Fire Chief has obtained copies of these Bylaws.

The Fire Chief agrees that indiscriminate smoking in department stores does create a fire hazard. Recently we have had numerous incidents directly contributed to this cause.

The replies from the above Cities express the view that, while the Bylaw is of assistance to store managers, it would be very difficult for Fire Inspectors to enforce and enforcement should be the responsibility of the resident store managers. The Fire Chief agrees with this point of view and is also of the opinion that the size of the stores to be affected should be defined in the Bylaw.

A suggestion is that the Bylaw shall apply only to retail stores in which 25 or more persons are employed and that areas where smoking may be permitted should be included in the Bylaw, such as restaurants: lunch counters and other specified safe areas. Provision for the posting of "No Smoking" signs should also be included.

RECOMMENDATION

THE FIRE CHIEF RECOMMENDS that Council amend the Fire Bylaw to restrict smoking in retail stores, incorporating the suggestions noted in this report.

B. ELEVATOR NOTICES

The Fire Chief reports that a study of recent fires in high buildings in North America reveals the fact that many fire deaths are resulting from the use of elevators in these buildings under fire conditions.

In many cases the elevator has stopped at the floor involved in fire.

Clause 1 Cont'd

The elevator doors have opened exposing the passengers to the extreme heat and smoke, resulting in their deaths.

The general public has been made aware of this danger to some degree through publicity in the Press, but it is felt that positive action is required to overcome the problem as it exists in the City of Vancouver.

RECOMMENDATION

THE FIRE CHIEF RECOMMENDS that the City Fire Bylaw be amended to require that a printed sign be posted above each elevator call button stating "Do Not Use the Elevators in Case of Fire, Use the Exit Stairways". Such sign to be printed in letters of a size that can be easily read by persons using the elevator.

C. EMERGENCY LIGHTING

The Fire Chief reports that under the provisions of the National Building Code emergency lighting is required in new buildings to be constructed in the City in the future.

There are however, many existing buildings constructed under the former Vancouver Building Bylaw which have not been equipped with emergency lighting. These existing buildings are of the same form of construction as those being built today with exterior stairways and corridors that must rely on artificial lighting. In the event of a power failure these stairways and corridors are in complete darkness and therefore require emergency lighting. We have had numerous fire situations where the electrical supply failed and the occupants were forced to proceed in the darkened stairways to gain egress from the building.

RECOMMENDATION

THE FIRE CHIEF RECOMMENDS that Council consider an amendment to the Fire Bylaw requiring all buildings to be provided with emergency lighting of the same standard as that included in the National Building Code for new construction.

D. FIRE LIMITS

The Fire Chief reports that the section of the City Building Bylaw relating to Fire Limits is no longer included in the new National Building Code recommended for acceptance by the Building Inspector.

There are many Fire Bylaw restrictions related to the Fire Limits with respect to the storage of flammable liquids, propane, etc. The Fire Limits must be retained to maintain adequate control of these hazards.

Section 1.9 of Bylaw 4193 reads as follows:

Cont'd.....3

Clause 1 cont'd

- (i) For the purpose of this Bylaw the area or district within the City shown coloured red on the plan hereto attached and marked as schedule "A" to this Bylaw shall be and shall be known as Fire Limit number 1.
- (ii) For the purpose of this Bylaw the area or district within the City shown coloured yellow on the plan hereto attached and marked as schedule "A" to this Bylaw shall be and shall be known as Fire Limit number 2.
- (iii) For the purpose of this Bylaw the area or district within the City shown coloured green on the plan hereto attached and marked as schedule "A" to this Bylaw shall be and shall be known as Fire Limit number 3.

A map of the Fire Limits is attached to the report.

RECOMMENDATION

THE FIRE CHIEF RECOMMENDS that Section 1.9 of the Building Bylaw 4193 which defines the Fire Limits be incorporated in an amendment to the Fire Bylaw of the City and the references throughout the Fire Bylaw be amended accordingly.

(Copy of the letter from the B.C. Division of the T. Eaton Co. Ltd., copies of the letters from the Cities of Winnipeg, Toronto and Montreal, with corresponding By-Laws are attached for the information of Council.)

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CITY OF WINNIPEG

B-7

FINANCE MATTERS

RECOMMENDATION

1. Opportunity Rehabilitation Workshop  
Grant Equal to Taxes

The Director of Social Planning reports as follows:

"On June 5, 1973 City Council granted the Opportunity Rehabilitation Workshop the sum of \$2,685.69 which was intended to equal the amount owing in 1972, 1973 taxes and penalty. The above sum (\$2,685.69) was calculated prior to preparation of final tax levies and turns out to be \$237.42 short. The actual 1972-73 levy (including penalty) is now shown to be \$2,923.11. The amount owing in taxes and penalty is \$2,923.11.

The Director of Social Planning recommends:

That City Council grant the ORW the further amount of \$237.42 required to make the grant equal to taxes."

2. Project Find (LIP)

The Superintendent, Board of Parks and Public Recreation and the Director of Social Planning report:

"On June 26, 1973 Vancouver City Council heard delegations from various city groups requesting that Project Find (LIP) receive interim City funding until senior governments reconstitute financing arrangements. City Council requested that the Parks Board and the Director of Social Planning jointly report to Council details of the project and advise on areas in which Council should participate by making funds available. Council also requested information as a result of investigations of the possibility of Provincial funding. This report, prepared for City Council meeting on July 3, was withheld at the request of the Board of Administration.

A. Elderly Citizen Program

Sixteen workers were located in various Community Centres in the city. The city was divided into three areas; West, Central and East, each with an Area Co-ordinator. Included in each area were other LIP staff provided through grants to local Associations, giving a total of 21 staff in the city. Staff meetings and in-service training programs were provided to increase communication and improve staff skills.

Bus trips were scheduled, music, arts and crafts activities were arranged and 22 people attended Camp Capilano for a three-day period.

Community Centres Involved ----- 17  
Program Membership ----- 2,968  
Number of Sessions (4 mos.) --- 2,083  
Total Attendance -----47,581

B. Handicapped

Six staff were involved in various activity programs for handicapped children and adults, such as:

Clause No. 2 (Cont'd)

- (1) swimming program on Mondays
- (2) retarded children's program, ages 8 to 12 - Tuesdays
- (3) handicapped teen program, ages 13 to 22 - Wednesdays
- (4) drop-in program for retarded children, 13 to 18 - Thursdays
- (5) Central City Mission residents - Fridays
- (6) Weight Watchers' Club for retarded girls - Friday

Community Facilities Involved: - Percy Norman Pool  
 - Marpole Community Centre  
 - Douglas Park Community Hall  
 - Oakridge School  
 - Central City Mission  
 - V.A.R.C.O. Workshop

Program Membership ----- 314  
 Number of Sessions ----- 140  
 Total Attendance ----- 4,764

C. Day Activity Programs for the Handicapped

Three staff members were involved in developing, co-ordinating and implementing day activity programs for handicapped home-bound adults in the City of Vancouver. One worked as the co-ordinator, one as a crafts instructor and the other as a physical education instructor. Volunteers were used to interview prospective clients who had been referred to the project by the many agencies serving the disabled. When there were sufficient numbers for a group, a program was started. Transportation was supplied to and from the Community Centre.

Community Centres Involved: - Hastings  
 - Killarney  
 - West End

Program Membership ----- 69  
 Number of Sessions ----- 99  
 Total Attendance ----- 803

D. Boarding Home Program

Six staff helped ex-psychiatric patients from City-licensed boarding homes to become motivated to leave the shelter of the boarding home and become involved in various recreational activities. Through participation at the Community Centres, where the opportunity to learn basic skills in various activities was provided, the project involved the participants into many of the on-going community activities and programs. Individual counselling and close co-operation with the City Department of Rehabilitation and Welfare and Riverview Out-Patients' Department was established.

Centres Involved ----- 21 City licensed boarding homes  
 Program Membership ----- 195  
 Number of Sessions ----- 93  
 Total Attendance ----- 2,380

At the present time all of the above programs have been funded until November 30th by an LIP extension. The Provincial Government has been approached and is considering a Parks Board proposal for permanent funding of the Boarding Homes Program and the Day Activity Program for Handicapped Adults. They will be evaluating these programs after observing them in operation over the next few months.

The Parks Board advises that the two programs that do not fall under Provincial funding arrangements (Elderly Citizen Program and Handicapped Program) would, if continued at their present scale, require an annual budget of \$163,360.00 for staff costs alone.

cont'd ...



REPORT TO COUNCIL

June 28, 1973

A meeting of the Standing Committee of Council on Environment was scheduled to be held in No. 2 Committee Room, Third Floor, City Hall, on Thursday, June 28, 1973, at 11:00 a.m.

PRESENT: Alderman Linnell (Chairman)  
Alderman Gibson

ABSENT: Alderman Pendakur } Engaged in Civic  
Alderman Massey } Development Meeting

COMMITTEE  
CLERK: H. Sugrive

There being no quorum present, the following report is, therefore, submitted to Council by the remaining members present; Alderman Linnell and Alderman Gibson

RECOMMENDATION:

1. Access to Fraser River and the Need for Parks in the Fraserview Area

Mr. Sam Vint, President of the Fraserview Homeowners and Tenants Association presented a brief in which he emphasized that public access to the north arm of the Fraser River was limited east of Granville Street, therefore, land available now should be utilized so that the full potential of the river could be developed, bearing in mind the recreational requirements of present and future citizens.

He further pointed out the case in point was a three acre site at the Knight Street Bridge which could and should be developed into a boat launching and trailer park facility. He brought to the attention of the Committee the development of MacKenzie Park on Sea Island which had facilities for boat launching, picnics and a playground area with a stretch of river frontage that was fully used by the citizens who not only had a pleasant park where they could relax and watch the marine activity on the river, but also put a line in the water if they so desired. He emphasized that although it would be difficult to duplicate a similar park east of Granville Street, an area that has potential, lies east of Victoria Drive and immediately south of Marine Drive. It was nicely treed and tied in with access to the river immediately east of the shipping yard which would make an excellent nature park by simply providing park mulch pathways, leaving the area as natural as possible, with the underbrush and the wildflowers that normally grow in that environment. He further stated that the land area at the river could be extended by dumping sand fill. There was also an excellent view of the river from that point.

Such a development would be highly appreciated by not only the senior citizens living in the ethnic homes immediately north of Marine Drive, but also the residents of Fraserview and the general public.



June 28, 1973 . . . . . (2)

The Committee on Environment at its meeting on May 3, 1973, had discussed two views related to the above subject, and had requested the Board of Parks and Public Recreation for their opinion.

a) Public Access - Fraser River Waterfront

Two privately owned properties adjacent to the Knight Street Bridge right-of-way were offered for sale by Landon Agencies Limited.

The Park Board advised that the City Council reserve the Knight Street Bridge right-of-way waterfront land under the bridge for a sitting-out river front view park, and public access provided by extension of Kent Avenue south for a short distance easterly, and further the Park Board was not interested in purchasing the two privately held sites adjacent to the bridge.

b) Proposed Fraser River Waterfront Parks - East of Angus Drive

The Committee on Environment at its meeting on April 5, 1973, considered the report from the Director of Planning on the proposed Fraserview waterfront parks - east of Angus Drive and resolved that the Park Board advise on a priority basis with regard to establishing the proposed waterfront parks.

The Park Board investigated each of the street ends under consideration and were of the opinion that the street ends were limited in their use, but should be cleaned up, kept tidy and accessible by the City Engineer and further urged that the City should not dispose of any street ends. In their opinion none of the street ends were suitable for boat launching ramps as the river was narrow and swift and was a heavy marine traffic route.

In the opinion of the Board of Parks and Public Recreation, the street ends mentioned should be cleaned up on the following priority basis:

SHAUGHNESSY Street End  
ELLIOTT Street End  
CROMPTON Street End  
KERR Street End

After further discussion, it was,

RECOMMENDED:

- (i) THAT the brief of Fraserview Homeowners and Tenants Association, as presented, be received.
- (ii) THAT the Board of Parks and Public Recreation's two reports, dated June 15, 1973, be received.
- (iii) THAT all street ends between Angus Drive and Boundary Road be reserved for potential park use and that the City Engineer be asked to submit an estimate for providing benches and garbage receptacles for the proposed park.
- (iv) THAT in view of the fact that there were no natural parks in the above area, all trees in the whole area be saved.

June 28, 1973 . . . . . (3)

- (v) THAT Council approach the Provincial Government to create proper landscaping at Knight Road Bridge Access in a similar manner to that of the Georgia Viaduct.

# INFORMATION:

## 2. Proposed Requirements in Building By-law for the Handicapped

The Standing Committee on Environment, at its meeting on June 14, 1973, had considered the proposals for design standards for requirements in Vancouver Building By-law and the Zoning Development By-law, as submitted by S.P.A.R.C. and had resolved that the City Building Inspector and representatives of S.P.A.R.C. discuss the criteria for making provision of exemption for elevators in two storey buildings or more in height, and further resolved that the following items be included in the information pamphlet to be prepared by S.P.A.R.C.,

- (i) When it is necessary to locate ramps outside, they shall be protected from snow and ice accumulation.
- (ii) Floors shall have non-slip qualities.

Subsequently a meeting was held on June 18, 1973, between Mr. Des Jardins of S.P.A.R.C. and Mr. Matheson, City Building Inspector who discussed the requirements of elevators in buildings as part of the requirements for the handicapped. In the discussion Mr. Des Jardins had made it clear that S.P.A.R.C. did not wish to have regulations for the handicapped imposed on small buildings. It was felt that buildings smaller than 5,000 square feet should be exempt from all the proposed regulations. It was felt further that the requirements of an elevator should be related to the same floor area exemption as applied to the rest of the regulations.

The scope of the requirements for the handicapped, therefore, were stated clearly. The regulations of the handicapped should apply to the following groups of buildings where they are 5,000 square feet or greater in area. They should apply to buildings of all heights including one storey buildings with basements where the basement is developed as part of the use of the building exclusive of areas used for storage and mechanical services.

- Group A - All Divisions
- Group B - All Divisions
- Group C - Except apartment buildings.  
(Note, however, site development and access to apartment buildings shall be in accord with the requirements).
- Group D
- Group E
- Group F - Divisions 2 and 3, and portions of Division 1 buildings used for administrative purposes.  
(Note Group F, Div. 1, is omitted because it consists of buildings housing high hazard occupancies).

The foregoing categories of buildings cover those described in the submission by S.P.A.R.C. They are placed in the appropriate groups set forth in the National Building Code.

June 28, 1973 . . . . . (4)

The proposed appendix was discussed also. It was proposed to use the "General" comments in the proposal by S.P.A.R.C. and add to it the additional items which arose out of the discussion at the June 14, 1973 meeting of the Standing Committee on Environment. The proposed appendix is circulated for information.

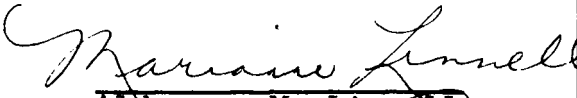
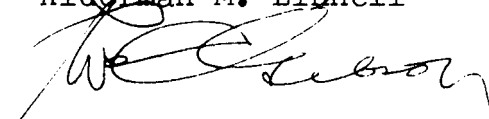
Mr. Matheson, the City Building Inspector, further detailed the report, after which it was,

RESOLVED:

- (a) THAT the City Building Inspector's report of June 22, 1973, on the Proposed Requirements in the Vancouver Building By-law for the Handicapped, be received.
- (b) THAT the Corporation Counsel be asked to incorporate the addenda as submitted by the City Building Inspector on design standards for the handicapped for inclusion in the Proposed Vancouver Building By-law and the Zoning Development By-law for presentation to Council by September, 1973.

The meeting adjourned at 12:00 noon.

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Alderman M. Linnell  
  
Alderman W. Gibson

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON FINANCE & ADMINISTRATION

June 28, 1973

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, June 28, 1973, at approximately 12:15 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Bowers (Chairman)  
Aldermen Gibson, Harcourt and Volrich

ALSO PRESENT: Alderman Linnell  
Alderman Marzari  
Alderman Pendakur

CLERK: R. Henry

INFORMATION1. Review of City Departments (continued)Health Department

This is a second in a series of meetings devoted to reviewing various Civic departments so that Committee members will be familiarized with the functions of departments.

Present at the meeting was the Medical Health Officer and the principal members of his Department. Dr. Bonham distributed copies of the Annual Report of his Department dated 1971, together with a list of the services provided by his Department with related comments on each service. The report also showed estimated expenditures and any recovery on the services. The Medical Health Officer also circulated information concerning the service area boundaries, the location of the various services and the Department's budget.

On questions raised by members of the Committee, Dr. Bonham and his staff gave oral explanations. When discussing occupational health it was stated that there was no high accident risk with inside staff but Police and Fire Department personnel were high risk because of their job involvement. Police and Fire Department staff have a minimum standard of physical fitness with periodic examinations.

The question of fluoridation was raised and Dr. Bonham advised that childrens' teeth in the City compared unfavourably with those of other Canadian municipalities who used fluoridation.

The Committee was advised that the Federal Government has been anxious to change its arrangements with the Provinces regarding health financing and agreement has almost been reached on this issue. It would therefore appear that new patterns of organization and financing are likely to take place. All indications point to a more integrated Health Service with the likelihood that Public Health services would be an integral part of an overall Health Plan. At this phase the special responsibility of local government for Public Health services may be significantly altered.

The meeting adjourned at approximately 1:30 p.m.

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PART REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON FINANCE & ADMINISTRATION

June 28, 1973

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, June 28, 1973, at approximately 1:30 p.m. in the No. 2 Committee Room, third floor, City Hall.

PRESENT: Alderman Bowers (Chairman)  
Alderman Gibson  
Alderman Harcourt  
Alderman Volrich

CLERK: R. Henry

Adoption of Minutes

The Minutes of the meetings of May 24th, May 31st, and June 14th, 1973, were adopted.

RECOMMENDATION1. Haro Park Site

The Committee on March 1, 1973, when considering the Haro Park Site recommended that it be offered for sale to the Provincial Government for the purpose of the government developing specified housing. Council agreed with this recommendation and with a further recommendation on May 10th, that the Provincial Government be informed of any non-profit organizations who may have expressed an interest in acquiring the site for housing.

The Chairman drew the Committee's attention to a letter received from the Hon. James Lorimer, Minister of Municipal Affairs, who had been advised by the Chairman that the B'nai B'rith Organization were interested in developing this site with accommodation for senior citizens both handicapped and self-sufficient.

The Chairman had advised Mr. Lorimer that it was assumed the B'nai B'rith Organization would be willing and able to manage the operation on behalf of the Province and the FP Partnership. A copy of the Minister's letter dated June 8, 1973, is circulated for information.

The Chairman referred to a memorandum of the Vancouver Regional District dated June 26th, wherein the Director of Housing makes reference to projects in the Lower Mainland in which non-profit organizations are involved in management.

At this point in the meeting, Mrs. Doris MacDonald, representing the West End Housing Action Committee, addressed the Committee suggesting that the Haro Site be developed as a neighbourhood park for people living north of Robson Street. Following an explanation to them of the need to develop the site for specified housing, the delegation requested participation in any discussions involving the use of the site.

Representatives of the B'nai B'rith Organization, who were present at the meeting, submitted the following proposal for the site:

- "(a) Provide a large Main Floor Area to house a Senior Citizens' Service Centre as sponsored by the Steering Committee for the Provision of a Multiple Purpose Service Centre for the Aged. Participations of the Steering Committee at present, amongst others are St. Andrew's Wesleyan Church, St. John's United Church, The Province of British Columbia, Division For the Aged, City of Vancouver, Social Planning Dept, West End Ratepayers Assn., Netherland Assn., West End Outreach Committee, Three Senior Citizens' Organizations.

cont'd....

Standing Committee of Council on  
Finance & Administration, June 28, 1973 . . . . . 2

Haro Park Site (continued)

- (b) Provide a Second Floor Area to House a special care facility for the handicapped.
- (c) Erect a tower containing approximately two hundred self contained suites, for Senior Citizens which is to include 10% of the suites suitable for handicapped persons with special consideration of handicapped persons in wheelchairs.

The mechanics for the funding and taxing of the project appear to be feasible, however, to keep costs of services and rents at a reasonably low level, it would be helpful if Council could give special consideration to making the land available at its assessed value."

It was further explained that B'nai B'rith are open to suggestions on the type of development the Council would like to see and would be willing to manage the operation on behalf of the Partnership if this was accepted.

Following further explanation from the officials present, it was

RECOMMENDED that Council approve in principle the creation of a multi-purpose facility and appropriate housing project under the FP Program on the Haro Park Site;

FURTHER RECOMMENDED that the West End Planning Team meet with B'nai B'rith, representatives of the FP Partnership and the West End Housing Action Committee for the purpose of submitting to the Council the best possible multi-purpose housing project scheme and, that in one month's time, a time-table be submitted projecting when the development may be completed;

FURTHER RECOMMENDED that B'nai B'rith be considered as the principal sponsoring agency for this project.

The meeting adjourned at approximately 3:20 p.m.

\* \* \* \* \*

FOR COUNCIL ACTION SEE PAGE(S) 90

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON SOCIAL SERVICES

June 28, 1973

A meeting of the Standing Committee of Council on Social Services was held on Thursday, June 28, 1973 at approximately 1:40 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Rankin (Chairman)  
Alderman Hardwick  
Alderman Linnell  
Alderman Marzari

CLERK: M. Kinsella

The minutes of June 14, 1973 were adopted.

RECOMMENDATION

1. Mental Patients Association - Request for Grant Equivalent to Taxes, 1754 West 11th Avenue

Representatives of the Mental Patients Association appeared before the Committee in support of their request for a grant of \$930.34, equivalent to taxes on their property at 1754 West 11th Avenue. The Mental Patients Association is not eligible for a grant in lieu of taxes on this property as it is not a registered charitable organization. The delegation stated that this house is being used as a residence for persons recently released from hospital or under emotional stress. The policy of the Mental Patients Association is that residents of their facilities carry the cost of running and operation of the house from whatever source of funds they have (mainly welfare). However, the house at 1754 West 11th Avenue has a larger than average mortgage and is, therefore, not self-supporting and has to be subsidised to some extent by the Organization.

The delegation requested the Committee's support in obtaining a development permit for renovations to this building. They have a grant from Central Mortgage and Housing Corporation for renovations to expand the resident capacity of the house to 12 and make it self-supporting. The problem is that the property does not fit into any of the zoning schedules of the zoning and development by-law, i.e. it is not really a boarding or rooming house nor is it a single family dwelling. The delegation advised that a similar situation with the Stanley-New Fountain had been solved by issuing a permit "for a use not listed in the by-law but similar to a boarding house". The Medical Health Officer suggested it would facilitate issuance of the development permit if the organization were to assume formal responsibility for the kitchen, thus eliminating the problem of a "communal" kitchen.

Another problem is the requirement re notification of neighbours that a development permit has been requested on this property. Following further discussion, your Committee

RECOMMENDS

- A. a grant be made to the Mental Patients Association of \$930.34 being equivalent to property taxes on 1754 West 11th Avenue (Blk. 388, D.L. 526)

cont'd ....

Standing Committee of Council on Social Services . . . . 2  
June 28, 1973

Clause No. 1 (cont'd)

- B. Council instruct the Director of Permits & Licenses to report back to the Standing Committee on Social Services on the most expeditious way to issue a development permit on 1754 West 11th Avenue, based upon a use not listed in the zoning and development by-law but similar to a boarding house, as per precedents previously established;
- C. Council instruct the Deputy Director of Planning to report back to the Standing Committee on Social Services on the requirements with respect to notification of neighbours on applications for development permits in RM-3 zoning district.

2. Funding - Chinese Community Youth Worker

The following report was received from the Director of Social Planning:

"Since July, 1971, the City of Vancouver has shared the cost of a youth programme in the Chinese community through the Department of Social Planning, by paying the salary of its Director. The First United Church has provided its auspices and operational base for this worker to date.

The need for and value of this programme has been demonstrated to all familiar with it, particularly school officials and the police.

We are proposing that funding for this position be continued. In addition, it is requested that auspices for the Chinese Community Youth Worker be provided by the Spring Street Project. Funds would be provided from the Department of Social Planning's POSER Fund with the proviso that should the final evaluation of the Spring Street Project in December merit its continuation, that this position be incorporated into that programme.

Costs to the City of Vancouver to cover the costs of this position are as follows:

1. Salary payments and other expenses: First United Church	\$579.20
2. Salary at \$720/month/6 months	\$4,320.00
3. Fringe Benefits @ 6%	430.00
4. Programme Expenses @ \$40/month/6 months	240.00
5. TOTAL	\$5,569.20
6. Less 50% cost-sharing under Canada Assistance Plan	\$2,784.60
7. Net cost to the City of Vancouver	<u>\$2,784.60</u>

Transportation, supervision and secretarial costs will be borne by the Spring Street Project.

Therefore, the Director of Social Planning RECOMMENDS that City Council:

- 1. Receive the report of the Chinese Community Youth Worker.
- 2. Approve continued funding of this position from the POSER Fund of the Social Planning Department as proposed above.

cont'd ....



Standing Committee of Council on Social Services . . . . . 3  
June 28, 1973

Clause No. 2 (cont'd)

3. Approve the shift in auspices of the position to the Spring Street Project on the condition that should Spring Street Project evaluation be positive and the programme continued, that this position be integrated into the Project.
4. Consider alternative arrangements should the Spring Street Project be terminated."

The Committee then reviewed the contents of the Chinese Community Youth Worker's report for the period February - December, 1972. Mr. Purdy, Social Planning Department, stated that the report has revealed a great need for a definite educational and vocational approach towards the Chinese community, particularly in view of the differing philosophies of Canadian Chinese and newly immigrated Chinese. Some of the problems of the newly immigrated Chinese are:

- (a) they have a difficult time adapting to the educational process, particularly because of their language problems. As a result, they are dropping out of school, forming gangs, and causing serious community problems.
- (b) because of the language restrictions, it is difficult for the newly arrived adults to obtain well paid jobs. Therefore, both parents are usually working at below minimum wages in garment factories, restaurants or as farm workers.

Your Committee

RECOMMENDS

- (A) that Council approve the above recommendations of the Director of Social Planning, subject to classification of the position by the Director of Personnel Services.
- (B) that Council send copies of the Chinese Community Youth Worker's report to the Honourable William King, Minister of Labour, and to the Chairman of the Board of School Trustees, as well as to the School Trustee for the Strathcona area, with a request that they forward their comments on the problems detailed in the report to the Standing Committee on Social Services. (Copies of the report of the Chinese Youth Worker have been circulated to the Mayor and Members of Council.)

INFORMATION

3. Shift Work for Health Inspectors

Your Committee met with representatives of the Vancouver Municipal & Regional Employees' Union, the Medical Health Officer, and the Director of Personnel Services to discuss the matter of Public Health Inspectors working evening shifts. The main issue is that the Medical Health Officer and the Director of Personnel Services wish to compensate staff for the shift by payment of a shift differential rather than by overtime (which is usually taken in time off and sometimes in cash). The Union's point was that the health inspections on a shift basis are too infrequent for the payment of a shift differential to apply and therefore Health Inspectors should continue to be compensated for any shift work

cont'd ...

Clause No. 3 (cont'd)

on the basis of overtime. The Medical Health Officer stated that it was because of the amount of time off required to compensate Inspectors for this overtime that inspections have been kept far below the required level. These night inspections are necessary because there are a large number of night clubs and cabarets which are not open during the regular working hours and therefore not available for health inspections.

Your Committee noted a report from the Director of Personnel Services dated June 27, 1973 which set out two proposals:

- (1) 28 Public Health Inspectors would be available for work one evening out of ten working days. For this one shift they would receive two additional pay grades. The termination of this shift would vary from 8:00 p.m. to 12:00 p.m.
- (2) two Public Health Inspectors would be put on a regular evening shift basis as soon as vacancies in the Health staff occur, with two pay grades as shift bonus for Friday, Saturday and Sunday or, 1 1/5 pay grades for the 5 working days.

The Union's representatives indicated that they are not in agreement with Proposal 1. However, they would be willing to enter into further negotiations with the Medical Health Officer and the Director of Personnel Services with respect to Proposal 2. Following further discussion, all the involved parties agreed to re-enter negotiations on the basis of Proposal 2. Your Committee

RESOLVED to receive the reports of the Director of Personnel Services and the Vancouver Municipal & Regional Employees' Union with report back from either party if necessary.

4. Funding of Drop-in Centres

As requested at the last meeting, the Director of Social Planning submitted a report on the total services similar to the New Hope Centre in the Downtown East Side area, including City funding of these services. The total City funding for this type of service is approximately \$21,500.00. The main concern of your Committee is whether it is, by approving grants to similar organizations in the area, assisting in the continuing proliferation of like services.

Mr. P. Davies, Social Planning Department, indicated that the Director of Social Planning is currently preparing an evaluation report of the various agencies and services in the Downtown East Side area which will contain specific recommendations re future funding of such services.

RESOLVED to receive the report of the Director of Social Planning on funding of drop-in centres and to request an early report from the Director of Social Planning on recommendations re future city funding of services in the Downtown-East Side area.

The meeting adjourned at approximately 3:25 p.m.

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL  
ON HOUSING

July 3, 1973

A meeting of the Standing Committee of Council on Housing was held on Tuesday, July 3, 1973 at approximately 10:40 a.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Harcourt (Chairman)  
Alderman Hardwick  
Alderman Rankin

ABSENT: Alderman Massey

CLERK: H. Sugrive

The minutes of June 12, 1973 were adopted.

RECOMMENDATIONS

1. United Housing Foundation - Grant Request for Renovation and Furnishing of Ferry Rooms and Central & Oliver Rooms

Mrs. S. Schmid and Mr. Trovato, United Housing Foundation, informed that, in accordance with the Committee's suggestion, the Foundation had submitted specifications to four renovation firms. Of these, only one was prepared to tender, the reason given by others declining to tender was their inability to handle additional work of that magnitude at this time. Mrs. Schmid further informed that the Foundation was proceeding to submit mortgage applications on the basis of presently known costs and will finalize contract arrangements when the additional tender is received on July 13, 1973.

They then submitted for the Committee's consideration an "agreement of intention to lease" by which the City would lease from the Foundation the ground and basement floors of the Central and Oliver Rooms for a term of 20 years at a rental of \$3.00 per square foot for the ground floor and \$1.00 per square foot per annum for the basement level. The City would furnish the Foundation with plans and specifications of the work to be carried out and the City to authorize such cost before entering into any contract for the performance and completion of the work. Upon satisfactory completion, the City would pay the Foundation an additional rental over and above the described rental. This additional rental should be enough to amortize the capital cost of such work over the term of the lease, with interest computed at a rate not more than  $\frac{1}{2}\%$  higher than the rate of interest payable by the Foundation on any first mortgage financing which it secures to assist in financing the premises. It was pointed out that the United Housing Foundation wish to start renovations by August 15 and therefore must have a decision from the City by the end of July so that they could proceed with the work.

cont'd .....

Standing Committee of Council on Housing . . . . . 2  
 July 3, 1973

Clause No. (cont'd)

The question of sizes of rooms and whether or not it would be practical to have a cooking unit was raised by the Committee. Your Committee felt that a room of approximately 100 square feet was not large enough to make a cooking unit practical. The United Housing Foundation pointed out that these cooking units were as compact as the wash basin area now present in most of the rooms. They also pointed out that not more than 10 or 12 out of the 175 rooms would be in that category. Following further discussion, your Committee

RECOMMENDED that Council approve the projects of the Ferry Rooms and the Central & Oliver Rooms as a pilot project and that the United Housing Foundation be allocated the \$200,000 Housing Fund Grant, with \$70,000 to be utilized for the Ferry Rooms and \$130,000 for the Central & Oliver Rooms.

FURTHER RECOMMENDED that the report from the United Housing Foundation dated June 29, 1973 be received.

2. Re-draft of Lodging House By-law and  
 Use of Lodging House Operator Permits

Mr. Morgan, Health Department, reported on progress made on the above by-law. The By-law sets out the following:

- (a) places the onus for maintaining the premises on the owner of the real property;
- (b) lodging house owners in the core area would have to obtain operating permits from Health officials provided they prove knowledgeable of the proper techniques for the running of the premises;
- (c) the core area is defined as that part of the city north of Broadway between Clark Drive and Burrard Street;
- (d) sleeping rooms should have a minimum area of 80 square feet;
- (e) permit system would be enforced: in the event that the requirements are not met or complied with, permits would be cancelled until such time when standard requirements are met.

Your Committee raised the possibility of going in and cleaning up the premises and then assessing the property. It was felt that these powers should be sought from the Provincial Government at its next session of the Legislature. Once these powers were authorized, the proper implications could then be dealt with.

Your Committee also suggested that the By-law should require the owner to be capable of communicating with the Medical Health Officer. The Health Department suggested that the draft by-law should be circulated by the City Clerk's office to interested parties for their comments and suggestions. Further discussion ensued and your Committee

RECOMMENDED that the Legal Aid Society be requested to submit to the Committee ways and means whereby the City of Vancouver have a legal authority to carry out repairs to privately owned premises in situations where the owners are unable or will not comply with the City By-law standards, rather than the City having to close down the premises because of By-law infractions.

cont'd ...

Standing Committee of Council on Housing . . . . . 3  
July 3, 1973

Clause No. 2 (cont'd)

FURTHER RECOMMENDED that the draft of the Lodging House By-law when submitted by the Health Department be distributed by the City Clerk to interested parties, asking for submissions to this Committee for the August 28th meeting. (A covering letter to indicate that Mr. Morgan and his staff are available for consultation.)

INFORMATION

3. Evaluation and Accreditation of  
Skid Road Housing

The Director of Welfare & Rehabilitation reported that prior to June 1, 1973, the Department was operating under the old allowance rates and these rates were to be used as a means of premium of certain Skid Road criteria. As of June 1, the rates were changed and with these changes the Government adopted a policy of paying every person \$140.00, broken down to \$65 for food and sundries and \$75 for shelter or similar arrangement. These changes do not allow any kind of premium arrangement. The possibility was raised of asking the Minister of Human Resources to pay a premium over and above the \$140.00. As rents are certain to be raised, any premium would have to be over \$75.00. Solutions to the problem probably lie in about three areas:

- (a) an action that has already been taken -- to induce the United Housing Foundation to buy hotels and provide good accommodation at a reasonable cost, though this might need to be subsidized;
- (b) there needs to be certain changes in the By-laws and some means of enforcing the By-laws;
- (c) a housing aide is needed. They would work in conjunction with Fire and Civic officials to develop guidelines, carry out any enforcement and assist people to obtain housing.

Your Committee

RESOLVED to receive the progress report of the Director of Welfare and Rehabilitation.

The meeting adjourned at approximately 11:45 a.m.

FOR COUNCIL ACTION SEE PAGE(S) 91-

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON FINANCE & ADMINISTRATION

July 5, 1973

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, July 5, 1973, at approximately 12:10 p.m. in the No. 2 Committee Room, third floor, City Hall.

PRESENT: Alderman Bowers (Chairman)  
Alderman Harcourt  
Alderman Volrich

RECOMMENDATION

1. Review of the 1973 Basic  
Capital Budget

City Council on July 3, 1973, referred the 1973 Basic Capital Budget to this Committee for review. The Committee discussed the capital programs with officials from the Board of Parks and Recreation, Engineering and Finance Departments and after examining the projects in detail

RECOMMENDS that the 1973 Basic Capital Program and the method of financing this program as summarized on Schedule 1 of the report from the Board of Administration and the Director of Finance dated June 19, 1973, re '1973 Basic Capital Program' be approved, subject to

A. Individual projects being submitted to Council for specific approval where indicated in the report '1973 Basic Capital Budget - Project Detail', and subject to the following revisions:

- (1) Parks Development - Page 3 Project Detail 1:01:8  
Administrative Office Addition - \$150,000
  - (i) That this project be deferred pending a report from the Park Board on their needs for additional office space and their proposal for meeting that need.
  - (ii) That \$5,000 of the above \$150,000 be allocated for the preliminary design of the proposed addition.
- (2) Community Service Centre Facilities - Page 6  
Project Detail 1:02:3 Jericho Development - \$75,000  
Project Detail 1:03:4 New Mount Pleasant School - \$50,000
  - (i) That these projects be deferred pending further detailed reports from the Park Board.
- (3) Indoor Swimming Pool - Page 7 Project Detail 1:03  
Indoor Swimming Pool Adjacent to Templeton High School  
- \$480,000
  - (i) The Committee considered the possibility of deferring this project until 1974 in the hope of obtaining cost sharing from the Federal Winter Capital Project Fund. After discussing this matter with the Park Board Superintendent, the Committee recommends

'That the project not be delayed in anticipation of Federal cost sharing but that the Park Board and City pursue the possibility of obtaining Provincial cost sharing of one-third of this project from the Provincial Community Recreation Facility Fund.'

cont'd....

Standing Committee of Council on  
 Finance and Administration, July 5, 1973 . . . . . 2

Review of the 1973 Basic Capital  
 Budget (continued)

- (ii) The Park Board Superintendent further stated that
- it was impractical to build an adequate pool for \$480,000
  - their architects had been told to design a \$600,000 pool
  - the Park Board wish to build a \$720,000 pool assuming one-third of the cost (\$240,000) could be obtained from the Provincial Government with the balance of \$480,000 being the City's commitment.

The Committee recommends

'That this project be deferred pending a report from the Park Board on the likelihood of obtaining such Provincial funding and on the estimated cost of building a 25-metre pool for various standards.'

- (4) Streets - Page 11 Project Detail 2:01:5, -06, -07  
 Improvements to 33rd Avenue - New City's Cost \$334,000
- (i) That these projects be deferred pending a report to Council on the desirability of widening this street.
- (5) Construction of Bus Shelters - Page 17  
 Project Detail 2:07:01 - \$54,000
- (i) That the allocation of funds for this project be increased from \$54,000 to \$164,000 to permit the construction of bus shelters at locations originally proposed by the City Engineer but which were reduced in the current Five Year Plan, and that the Director of Finance advise on source of funds.
- The Director of Finance has subsequently advised that the additional \$110,000 for construction of bus shelters would be provided from the Streets Capital Funds.
- (6) Public Safety Building - Page 55 Project Detail 19:01  
 - \$386,000
- (i) That the allocation of funds be reserved pending further reports on this project.
- (7) Beautification - Page 24 Project Detail 24:01, -05  
 - \$277,600
- (i) That the Beautification projects be deferred pending a report from the Deputy Director of Planning on the total funds required for Beautification under the current Five Year Plan.

FURTHER RECOMMENDS that the False Creek Committee be asked to report to Council on the estimated total capital requirements for False Creek Development to the end of 1975, and the Director of Finance be asked to recommend ways of financing their costs;

FURTHER RECOMMENDS that the \$400,000 under the Five Year Plan for public open space be varied for the Granville Mall Project as and when specifically approved by Council.

(This sum was originally set aside for the development of Block 71, which is now part of the proposed Provincial Complex)

(A copy of the Board of Administration report (Finance matters) dated June 29, 1973, which was referred to the Committee, is circulated again for information. It is requested that Council members bring their copy of the 1973 Basic Capital Program booklet previously distributed.)

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON COMMUNITY DEVELOPMENT

July 5, 1973

A meeting of the Standing Committee of Council on Community Development was held on Thursday, July 5, 1973 at approximately 7:30 p.m. in the McKechnie Elementary School, 7455 Maple Street.

PRESENT: Alderman Volrich (Chairman)  
Alderman Harcourt  
Alderman Rankin

ABSENT: Alderman Marzari

CLERK: R. Thompson

INFORMATION

1. Development of Lands Along the Fraser River  
Between Arbutus Street and Barnard Street

In October, 1971, at a public hearing, applications by Horner Developments and the City of Vancouver to re-zone property on the east and west sides of Arbutus Street end to CD-1 comprehensive development zoning were considered. Subsequently, Council directed the Director of Planning to consider the City's re-zoning application again and submit a report to Council on different proposals for the development of these properties.

The Director of Planning reported on March 9, 1973 and submitted three schemes:

Scheme 1 - Industrial/ Residential/ Private Recreation  
Scheme 2 - Greenbelt  
Scheme 3 - Greenbelt/ Industrial/ Residential

(the three schemes are described in the attached appendices B, C, and D)

The Director of Planning submitted a report dated May 24, conveying additional information with particular respect to Regional and Provincial regulations relating to subject lands. The report indicated that the Regional District policy is to place these lands in the area designated Floodplain in the Official Regional Plan, and this means they are to be kept free of urban uses except where committed to urban development through early settlement, in which case further development for urban use shall be contingent upon floodproofing. The Provincial Government policy as indicated by a letter this April from the Department of Municipal Affairs is that the approval of the Minister of Municipal Affairs would be required for any amendment to the Official Regional Plan that would permit major residential development on the subject lands. The Official Regional Plan prohibits any major residential development on all of the subject lands except for that portion fronting on Southwest Marine Drive, which Council has already approved in principle for single-family residential development.

cont'd ....



Standing Committee of Council on Community Development . . . 2  
July 5, 1973

Clause No. 1 (cont'd)

On March 27, 1973, Council approved in principle scheme 3, but provided that the area of land marked "heavy industrial" should be marked "light industrial" and at the same time, asked your Committee to discuss the whole matter with residents in the neighbourhood. At the meeting held on July 5, 1973, there was a large representation of persons living generally to the north of the affected area. Mr. R. R. Youngberg, Planner, Civic Development Division, reviewed the recent history of the properties affected, including re-zoning application proposals prepared by the Planning Department and commented on the attitudes of the Regional District and the Provincial Government in respect of floodplain lands. The Chairman then invited comments and discussion from members of the audience and several persons spoke to the subject. Some specific suggestions were made by individuals and in some cases, speakers reiterated suggestions made by others. The points of view which were brought to the Committee's attention are set out herein, placed in the order of frequency with which they were mentioned; the most frequently mentioned suggestions being first:

- (a) that all or a substantial part of the lands both east and west of Angus Drive be declared to be a greenbelt;
- (b) there were definite objections to the development of multiple family dwellings in the area;
- (c) there was general agreement that the northerly portion of the City-owned land adjacent to Marine Drive might properly be developed for single family residential use;
- (d) it was suggested the City acquire privately owned land in furtherance of the greenbelt proposal or, alternately, scheme 3 be approved which involves light industrial use of the southern portion of the City-owned land;
- (e) the proposed walk-way was favoured;
- (f) there were strong objections to any type of industrial zoning for the City-owned land and the objectors proposed zoning for a lower form of development;
- (g) there were complaints of dirt arising out of the present industrial use in the area;
- (h) there were complaints about the nuisances arising from unauthorized use of the City-owned portion of land adjacent to Marine Drive;
- (i) some persons present felt that the Park Board should have been represented at the meeting;
- (j) it was proposed that any City-owned land in the area be disposed of by lease rather than sale;
- (k) a request was made that the City purchase Steel Brothers property on the west of Angus Drive to make it greenbelt property;
- (l) a number of complaints were made about speeding vehicles on Marine Drive in the vicinity of Angus Drive, which the Chairman undertook to take up with the Traffic Engineer.

CONCLUSION

At the conclusion of the meeting, the Chairman thanked those present for their interest and advice and indicated that his Committee would seek more information about the economic factors involved, e.g. purchase of Steel Brothers Property, the question of sale or lease of City-owned lands, and on the proposal that the City-owned land be dedicated for park purposes. At the invitation of the Chairman, many of those present put down their names on a list of names of interested persons to be invited to the next open meeting on the subject. Horner Developments Limited, applicant for re-zoning, indicated they would make a written submission to the Committee.

MINUTESJune 27, 1973OFFICIAL TRAFFIC COMMISSION

A meeting of the Official Traffic Commission was held in the Council Chamber, Third Floor, City Hall, on Wednesday, June 27, 1973, at 7:30 p.m.

PRESENT: Alderman Marzari (Chairman)  
Alderman Rankin  
Commissioner Ryan  
Mr. R. G. Ross, Traffic & Transportation  
City Engineering Department  
Superintendent D. W. McRae,  
City Police Department  
Mr. Bruce Donald,  
City Prosecutor's Department

ALSO PRESENT: Mr. E. R. Thompson,  
Vancouver Safety Council  
Mr. J. Attridge  
Vancouver Safety Council  
Mrs. E. Robinson,  
Vancouver Parent Teachers Council

ABSENT: Mrs. M. Courvoisier,  
Vancouver School Board

CLERK: H. Sugrive

Adoption of Minutes

The minutes of the meeting held March 29, 1973, were adopted.

1. Pedestrian Safety Programme

The Vancouver Safety Council presented details of a programme on PEDESTRIAN/DRIVER SAFETY by means of an audio-visual aid. The motto of the Programme was "CO-OPERATION - LOOK OUT FOR EACH OTHER. The suggested duration of the programme was 18 weeks - August 27 to December 31, 1973 and the estimated cost involved was \$89,070.00.

Television	\$44,811.00
Radio	18,360.00
Billboards	7,400.00
Bus Cards (outside)	4,500.00
Bus Cards (inside)	1,158.00
Buttons	3,600.00
Bumper Stickers	1,500.00
Printed Matter	3,500.00
Creative Fees & Co-ordination	<u>4,241.00</u>
<u>Total</u>	\$89,070.00

Mr. Ross remarked that related effective impact of the programme will be by effective enforcement, similar to the one last Christmas when there were road blocks to check intoxicated drivers.

Mr. McRae pointed out that only enforcement was not effective for best results if the pedestrians did not know how to conduct themselves on roads and at crossings, etc.

Both Alderman Rankin and Commissioner Ryan expressed their views by stating that they could not see it feasible at this time of the year to support the programme for which approximately \$100,000.00 was required. The budget for the City had been set for 1973, and as the City's supply of funds was almost depleted, it was,

Clause 1 Cont'd

RECOMMENDED:

THAT the submission be received and the Traffic Engineer, in consultation with the Police Department and the Vancouver Safety Council, probe into alternate financing of the programme by soliciting assistance and free coverage by the radio, television and the press and any other means, and then report back to the Commission at a later date.

2. Traffic Hazard at the Intersection of King Edward and Oak Street

A brief, supported by photographs of the intersection at King Edward and Oak Street, submitted by Emily Carr Parent Teachers Association and the concerned citizens of the neighbourhood, was presented by Mr. J. Jefferson. His brief contained several points of issue, such as; the traffic count during school hours, the traffic at the 4 corners, the amounts of turns at these corners and the date of the last statistics taken at this intersection.

The delegation offered the following suggestions to solve the problems:

- (a) Should make the corner into a 20 m.p.h. zone and should have radar to enforce the speed.
- (b) Amber flashing lights, with an overhead sign to better identify the school, to be installed.
- (c) Restrict turns and prohibit passing.
- (d) Delayed timer by 2 or 3 seconds.
- (e) Police to assist the school children or in the alternative, adult citizen patrols.

Superintendent D. W. McRae advised the meeting that commencing June 28, 1973, he would have motorcycle patrols in the area to investigate and perhaps obtain some up-to-date statistics pertaining to traffic problems at the intersection.

Mr. Ross, from the City Engineers Department, commented on the recommendations of the group. He felt that a 20 m.p.h. zone would only create a back log of traffic into the City, as well as being difficult to enforce. Since there was already a traffic light at the intersection, it would be of little consequence or help by installing a flashing light or an overhead sign.

After further discussion, it was,

RECOMMENDED:

- (a) THAT the brief, as submitted by the delegation, and all the relevant materials in respect of the traffic hazard at King Edward and Oak Street, be referred back to the City Engineer for further discussion and investigation with the parents, school committees and citizens in the area, for a report back to the Commission.
- (b) THAT the City Engineer more closely investigate the problem of school and pedestrian crossings with a view to setting a precedent and guidelines for the City.

3. Pedestrian Safety Fraserview/Killarney

The Official Traffic Commission, at its last meeting, recommended that the proposal contained in the brief presented by the Transportation Committee of the Fraserview/Killarney local area, dated March, 1973, be referred to the Traffic Engineer to meet with the residents and discuss the need for traffic control at 49th Avenue, between Elliott and Boundary Road, and report back to the Commission.

A number of discussions had been held between the City Engineer's representative and Fraserview/Killarney Area Council. The residents major concern was the effect of the increased traffic volume on 49th Avenue on pedestrian safety.

Certain proposals were put forward by the residents' Committee, which are as follows:

- (i) Traffic signal at 49th Avenue and Kerr Street.
- (ii) Classification of Arterial Streets.
  - (a) 49th Avenue commencted to Imperial Street in Burnaby
  - (b) Rupert-Kerr
  - (c) Tyne-Rumble
- (iii) Stop sign arrangement at 54th Avenue and Kerr Street
- (iv) Pedestrian signal at 49th Avenue and Frontenac Street.

After further investigations, the City Engineer submitted the following recommendations:

- (a) That a traffic signal be installed at 49th Avenue and Kerr Street, and that \$6,700.00 be appropriated from the Traffic Control Reserve Fund for this purpose.
- (b) That the pavement width on Tyne Street from 45th Avenue to 49th Avenue be 46 feet.
- (c) That the stop sign arrangment at 54th Avenue and Kerr Street be kept under review to ensure the most appropriate arrangment when the signal is installed at 49th Avenue and Kerr Street and the Champlain Mall Shopping Centre opens.
- (d) That a traffic signal not be installed at 49th Avenue and Frontenac Street at this time, but that further checks be taken in September to assess the pedestrian crossing situation, for report back to the Commission.

The delegation opposed recommendations 2 and 4 .

In connection with recommendation 2 of the City Engineer, the residents do not agree that a 46 ft. pavement is appropriate north of 49th Avenue, and feel that the 42 ft. width should be maintained for the full length of Tyne Street/Rumble Street. It was further pointed out by the delegation, that the area was residential and if the street were widened to 46 ft., it would then be eligible for a bus route, which was rummored was to be transferred to 49th Avenue in the near future.

A further delegation spoke to the Commission in connection with recommendation 4, and it was pointed out that in spite of the fact that school was not in session at present, there was a Day Care Centre presently operating, a community centre with many recreational facilities was patronized by many as well as there being 3 condominiums in the area which were divided by the road, and the traffic flow back and forth across the street was quite heavy. It was also pointed out that the road was an 'S' shape and had blind spots on it, making it difficult for drivers to see the pedestrians in time to stop.

After discussion, it was,

RECOMMENDED:

- (i) THAT a traffic signal be installed at 49th Avenue and Kerr Street, and that the Council appropriate the sum of \$6,700.00 from the Traffic Control Reserve Fund for this purpose.
- (ii) THAT Tyne Street from 45th Avenue to 49th Avenue not be paved at this time until there has been discussion with the B.C. Hydro Authority to determine the bus route for the area, and report back to the Commission for review.
- (iii) THAT the stop sign arrangement at 54th Avenue and Kerr Street be kept under review to ensure the most appropriate arrangement when the signal is installed at 49th Avenue and Kerr Street and the Champlain Mall Shopping Centre opens.
- (iv) THAT a traffic signal not be installed at 49th Avenue and Frontenac Street at this time, but that further checks be taken in September to assess the pedestrian crossing situation, for report back to the Commission
- (v) THAT the letter, dated June 18th, 1973, from Commissioner Art Cowie of the Board of Parks and Public Recreation, supporting the request of the community that a pedestrian-controlled traffic light be operational before September 1st, 1973, at the crossing of Frontenac and 49th Street, be received.

4. Traffic Dispersal from P.N.E. Exits

A report, in the form of a letter, was received from the Vancouver Police Department in connection with dispersal of traffic from events at the P.N.E. It was felt that the present route, i.e. by way of Renfrew Street, was unsatisfactory. This way not only took longer but also was proving to be unsafe for Police Officers and volunteer police workers trying to enforce the flow of traffic to Renfrew. The Police Department requested that they should revert back to the former way, i.e. by way of Pandora, Dundas and Cambridge Streets.

A report was also received from the City Engineering Department supporting the Police Departments suggestion for traffic dispersal.

Mr. Stewart Headley, a resident of this area, spoke to the Commission and advised that he had been in touch with the City Engineering Department in respect of this matter and expressed views on the issue.

Clause 4 Cont'd

Much discussion ensued, after which it was,

RECOMMENDED:

- (a) THAT the City Traffic Engineer meet with representatives of the P.N.E. and investigate the possibility of increased use of all three gates, South, East and North, and report back to the next meeting of the Commission.
- (b) THAT the City Engineer's representative discuss with the B.C. Hydro Bureau of Transit Services and investigate the possibility of improving traffic dispersal from P.N.E. events.

5. Vancouver Police Department

An Administrative Traffic Accident and Enforcement Summary Report for the month of April, 1973, was submitted by the Vancouver Police Department and was received for the information of the Commission.

6. Communications

(a) Cassiar Ratepayers Association's letter, dated May 24th, 1973, in respect of the Jehovah Witness International Conference, at the P.N.E. Grounds from July 3 to July 8, 1973, anticipating parking and traffic problems with the influx of thousands of vehicles, had been passed on to the City Engineer for handling.

The issue had been dealt with by the City Engineer's Department and the Commission noted the action taken.

\*\*\*\*\*The meeting adjourned at 10:55 p.m.\*\*\*\*\*

FOR COUNCIL ACTION SEE PAGE(S) 94

REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON CIVIC DEVELOPMENT

July 5, 1973.

A meeting of the Standing Committee of Council on Civic Development was held on Thursday, July 5, 1973 at 11:00 a.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Hardwick (Chairman)  
Aldermen Bowers and Pendakur

CLERK: M. James

Adoption of Minutes

The Minutes of the meeting of June 28, 1973, were adopted.

RECOMMENDATIONS

1. Granville Street Mall

Alderman Bowers, with the leave of the members of the Committee present, raised the matter of the consultant for the planning and design of the Granville Street Mall and made suggestions as to how this matter should proceed at Council at its next meeting, July 17, 1973, and after discussion the Committee

RECOMMENDS that the Granville Street Staff Planning Committee be instructed to report to Council, In Camera, on July 17 on consultants and to report to Council, in Open Session, on terms of reference to design a transit mall on Granville Street (between Nelson and Hastings), consultants' fee to be negotiated.

2. Downtown Plan:  
Proposed Parking Policy

Under date of June 25, 1973, the Engineering and Planning Departments submitted to your Committee a proposed parking policy. The report dealt with the relationship of parking policy and Downtown Policy Guideline No. 5 "Accessibility". The report suggested guidelines for the downtown parking policy under the general headings of Commercial and Residential as follows:

GUIDELINES FOR DOWNTOWN PARKING POLICY

Based on the foregoing considerations and in particular the projected downtown employment population, the initial stage emphasis on transit transportation and the limited available roadway capacity, the following guidelines have been developed:

A. COMMERCIAL

1. The parking space needs should be based on both the anticipated changes in transportation modes from the automobile to transit for downtown trips and the limited anticipated roadway capacity over the planning period.

cont'd...

Clause No. 2 continued

2. Regular long term (all day) parking for commuters should be discouraged. If no parking provisions are permitted it is suggested that such a policy would be generally prohibitive since new developments would not be economically viable. Presently there is no Bylaw parking space requirement although parking provisions are permitted. Under this arrangement office developments, the predominant building use and main generator of all day parking, have been usually providing between 50% and 65% of their future estimated needs. It is proposed as this policy guideline that to significantly discourage long term parking office uses be required to provide only about 33% of their generated parking space demands. This policy would mean that new office developments, which are estimated to generate a parking demand for about 7,200 parking spaces, would be required to provide only about 2,400 parking spaces.

3. Parking space should be available primarily for short term business and shopper use.

4. The minimum off-street parking space provisions for all new developments, with the exception of office buildings, should be sufficient to meet their anticipated peak parking needs.

When foregoing policy guideline statements Nos. 2,3, and 4 are considered collectively it means that approximately 6,000 additional parking spaces would be provided through the Bylaw requirements, although the peak generated demand would be about 11,000 parking spaces.

5. In order to achieve a high amenity standard in the downtown core (as generally defined by the boundary formed by Thurlow Street, Robson Street, Seymour Street, and the harbor), each new developer in that area should be allowed to provide up to a maximum of 50% of the proposed parking provisions in the core. Because of the high percentage of new office development anticipated in the core area, for which the parking space requirements have been reduced by 66% (refer to policy guideline No. 2 above), the net result of this guideline is that only 30% of the generated parking demand would be permitted in the heart of the downtown. In terms of numbers this means that while the core parking demands are estimated to be about 3,400 spaces, only about a maximum of 1,000 parking spaces would be permitted to be located in the core itself.

At the same time arrangements would have to be made by the core developer to provide the remainder of his Bylaw parking space provisions in the area surrounding the core.

To illustrate this guideline by an example, assume a proposed downtown development would be required to provide 300 parking spaces (as controlled by policy statements Nos. 2,3, and 4). If this development were to locate in the core, this guideline means that it could provide <sup>up to</sup> a maximum of 150 parking spaces in the core. If the developer decided to provide 150 parking spaces on-site, he would be obliged to provide his remaining parking requirement of 150 parking spaces outside of the core.

6. As a further amenity control parkades should not be permitted in the downtown core. However parkades should be permitted as a conditional use in most other downtown zones.

7. Developers should be given the option of making a cash payment to the City in lieu of providing all, or a portion of, their parking space provisions.

8. On-street parking space should be phased out as necessary to assist in providing sufficient space to accommodate the peak demands of moving vehicles or pedestrians, depending on the street concerned.

The downtown parking rate structure is another determinant influencing the use of the automobile for commuter trips to the C.B.D. It is desirable to increase the all-day, or commuter, parking charges in order to encourage more downtown employees to travel to work by transit. The majority of commuter parking spaces in the downtown are controlled by private operators. One way for the City to achieve an increase in parking rates is by the introduction of a parking tax. However the introduction of such a tax has a number of implications that require further study before a satisfactory policy statement can be proposed.



Clause No. 2 continued

**B. RESIDENTIAL**

The policy statements noted below would apply to both the West End and the proposed apartment uses in the commercial zones of the downtown.

1. The total estimated parking space needs for both tenants and visitors should be provided off-street by developers.
2. The parking space needs for tenants should be based on their present automobile ownership characteristics and reduced to account for expected decreases in automobile ownership as a result of alternative transportation systems being available for all types of trip purposes.
3. The parking space needs for visitors should be based on their present parking demand characteristics and reduced to account for anticipated changes in transportation modes from automobile to transit.
4. Residential developers should provide the total estimated parking space needs on their building site, thereby eliminating any need for permitting a cash payment to the City in lieu of providing all, or a portion of, their parking space provisions.

Following the approval in principle of policy guidelines for downtown parking, a number of specific matters may then be dealt with by your committee. These items include the following:

(a) Zoning and Development Bylaw - parking space requirements for the various building uses in the C.B.D. and West End. The hotel requirements were submitted separately last year when Council dealt with an amendment to the Zoning and Development Bylaw to provide the "Denman Place" development to be used as a hotel. It would be desirable to deal with the parking requirements for all building uses at the same time.

It is proposed that a report on the parking provision schedule for all building uses would be submitted with the next, more detailed, report on the downtown entitled "Proposed Development Guidelines". This latter document is currently being prepared by the Department of Planning and Civic Development.

(b) Provision by the City of additional Off-Street Parking.

- As part of the on-going work in the Engineering Department, a study of existing parking needs in the C.B.D. has been completed. The parking needs were determined by applying the foregoing guidelines and on this basis a deficient area was identified in the core. There are funds accumulated in the "Reserve for Parking Sites" from surplus revenue of on-street parking meters.

In summary it is desirable that this committee adopts, or amends and adopts, this report so that the more detailed parking policy aspects may be prepared and brought forward."

The Committee members and the Assistant City Engineer, Traffic and Transportation reviewed the various guidelines as suggested and discussed the matter of a cash payment to the City rather than the provision of parking as required by the Zoning and Development By-law.

After further discussion the Committee

RECOMMENDS that Item 7 under the Commercial section of the guidelines for downtown parking in the report before the Committee be referred to the Director of Finance, the City Engineer and the Corporation Counsel for a report back to this Committee on both the problems of the mechanics for collecting

cont'd ....

Standing Committee of Council  
on Civic Development, July 5, 1973 . . . . . 4

Clause No. 2 continued

the fund and also suggestions on the development of  
equitable formulae, and further

RECOMMENDS that Council agree in principle with the  
suggestion of a cash payment in lieu of provision of  
off-street parking.

The Meeting adjourned at 12.10 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 95

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON COMMUNITY DEVELOPMENT

July 5, 1973

A meeting of the Standing Committee of Council on Community Development was held on Thursday, July 5, 1973 at approximately 3:35 p.m. in the #1 Committee Room, third floor, City Hall.

PRESENT: Alderman Volrich (Chairman)  
Alderman Harcourt  
Alderman Marzari  
Alderman Rankin

CLERK: M. James

The minutes of June 14, 1973 were adopted.

RECOMMENDATION1. Neighbourhood Pubs

The Chairman advised that he had placed this item on the Agenda to ask the Committee Members to consider and develop a process for the consideration of the applications which were expected. The Chairman noted the present position of the Liquor Control Board in that the legislation which amends the Act to allow for this class of license had not yet been proclaimed and therefore the regulations which would be the operative section of the legislation have not yet been made public. The Chairman advised that he understands from the Liquor Control Board that there could be no consideration of applications until the amendment to the Act had been proclaimed.

The Chairman advised that he had been told the Liquor Control Board would welcome the views and comments of this Committee and the City of Vancouver.

The Chairman suggested that the Committee and the City of Vancouver was not yet ready to consider any application for a neighbourhood pub but that the Committee could consider guidelines at this time.

The Chairman referred to the recommendations approved by Council which suggest that these liquor outlets should be confined to commercial areas, would be limited to 100 seats and that the parking requirements had been referred to the Director of Planning & Civic Development for report. The Chairman also noted that the suggestion to hold a plebescite on the matter had been defeated in Council by a vote of 6 to 5.

The Chairman noted that the Liquor Control Board had made reference to the suggestions of this Committee in connection with liquor outlets in the past, after the Committee's recommendation had been adopted by Council and the Chairman felt that this Committee should establish some position for guidance when a person is wishing to apply for a liquor license, when the Liquor Act had been amended, to operate a neighbourhood pub.

cont'd ....

Clause No. 1 (cont'd)

The Chairman suggested the Committee might proceed in one of the three following methods:

- A. (i) that the matter be dealt with by Committee initiative, i.e. what areas were open and what areas were closed for the development of a neighbourhood pub;
- (ii) each application for a license in the "open" areas be considered on its own merits;
- (iii) the Committee invite delegations on each application considered;
- B. Local referendum in each local area with the area being defined as generally a four block radius about any given location, with the required majority in this referendum being 60% and that the results be binding on the area for a period not less than three years;
- C. Public meetings be held for each application.

The Committee Members discussed these suggestions and began discussing the matter of capacity of the pubs and the required off-street parking.

The Deputy Director of Planning noted that the present By-law requires one parking space per 100 sq. ft. in the central business district and one parking space per 30 sq. ft. outside the central business district.

It was suggested that the parking requirements for neighbourhood pubs might entail an amendment to the Zoning & Development By-law schedule.

At this point in the meeting, with the Committee's agreement, Mr. Uram, representing members of the Kitsilano Pub, spoke to the Committee and explained the proposed neighbourhood pub this Company hope to operate on West 4th Avenue, between Vine and Balsam Streets.

The building has a ground floor area of 3750 sq. ft. and the design envisages seats for 100 plus an additional 25 standing. One-third of the gross area is required for service.

There is no parking available at the present, and to provide parking for 15 cars, a land area of 38' x 100' would be required. The Deputy Director of Planning advised that it might be possible to entertain a development permit application and have the parking supplied by arrangements with Canada Safeways Limited to use their lot immediately across from Fourth Avenue during the store's closed hours. Mr. Uram advised that he had corresponded with the Company and Canada Safeway would not enter into an agreement for night parking as it was contrary to its policy.

In reply to a question, Mr. Uram agreed that a four block area seemed to be a reasonable area in which to hold a plebescite and that identifiable groups connected with the area should be considered.

cont'd ....

Clause No. 1 (cont'd)

At this point in the meeting, the Chairman requested the Committee to consider the following questions:

- (a) Does the Committee agree to holding the question of the pubs on the City-wide plebiscite in October with the question being put to the voters on Electoral Reform;
- (b) What does the Committee feel is the appropriate time to consider applications which have received approval in principle from the Liquor Control Board.

The Chairman then suggested the following ten points to be used by the Committee as policy:

- 1. that the role of the Committee should be to determine whether a proposed location is an appropriate one for a neighbourhood pub, upon the matter being referred to the City by the Liquor Control Board;
- 2. the Liquor Control Board to determine regulations which should apply;
- 3. parking, building, and other requirements be handled by the appropriate civic departments;
- 4. parking ratio be one per 100 sq. ft. of public area in the pub;
- 5. the Committee consider each application on its own merits;
- 6. notice of the application be sent to all residents within a four block area and notice of the application to known groups operating in the general area;
- 7. people in the community be invited to appear as delegations;
- 8. the application must have met the requirements of the Liquor Control Board and the City of Vancouver departments before consideration before this Committee;
- 9. the total capacity both standing and seated shall be a maximum of 100 patrons;
- 10. these recommendations be presented to the Liquor Control Board and the Honourable, the Attorney-General for comment and approval.

The Committee discussed these suggestions of the Chairman and

RECOMMENDS their approval by Vancouver City Council excepting #4 and #9, which are to be deferred for further consideration.

FURTHER RECOMMENDS that the application of the Kitsilano Neighbourhood Pub Limited be considered at the appropriate time on the basis proposed -- that is, without any parking requirement and with a total capacity of 125 -- and that response be invited to the application on that basis.

2. Furniture and Equipment Donated or Lent to Non-Profit Organizations

The Director of Social Planning and the City Purchasing Agent submitted a report on the subject of furniture and equipment donated or lent to non-profit organizations. The report reminded the Committee that on March 5, 1973, Council adopted recommendations of the Committee covering donations and loans of equipment and advised that the policy was not operating to the benefit of all concerned and suggested the following in its place:

Clause No. 2 (cont'd)

"That the City Purchasing Agent continue to dispose of surplus furniture and equipment in the manner prescribed in the Administrative Manual except that he shall be authorized to give preference to non-profit organizations by selling furniture and/or equipment to such non-profit organizations for a nominal sum, provided that:

- a) the Director of Social Planning is satisfied that the purchaser is a non-profit organization;
- b) the furniture and equipment is surplus to the present or future needs of the City and associated boards;
- c) the total value of the furniture and equipment sold to any one organization does not have a market value in excess of \$2,500.00;
- d) the non-profit organization agrees to sell back to the City, at the nominal price paid, any furniture and equipment for which it has no further need, or when its return is requested by the City;
- e) the Standing Committee on Community Development set the amount of the nominal price and instruct the Purchasing Agent to make the sale in accordance with the foregoing policy."

Your Committee

RECOMMENDS the adoption of the recommendation of the Director of Social Planning and the City Purchasing Agent and that the policy adoption of March 6, 1973 be rescinded.

3. Y.M.C.A.

Under date of May 24, 1973, the Chairman of the Metropolitan YMCA Facility Development Committee wrote to the Chairman proposing expansion of the downtown YMCA. The Chairman instructed that a delegation be heard. Mr. Craig appeared and orally outlined the problems the Association felt they were having and submitted written information and a letter dated July 4, 1973 in connection with their building expansion programme.

Your Committee

RECOMMENDS that the Deputy Director of Planning be instructed to bring this matter forward to a Public Hearing at the earliest possible date.

4. Kitsilano Area Planning

The Chairman advised that this item was placed on the Agenda to ask the Committee Members to consider two suggestions:

- (a) approval of a planner for the Kitsilano area and
- (b) seek submissions from the area on the planning of the future of the Kitsilano area.

Clause No. 4 (cont'd)

The Deputy Director of Planning reminded the Members of the Committee that, at the present time, the Civic Development Committee had before it major planning studies of the Central Business District, the West End, False Creek and the commercial areas outside the Downtown core. The Deputy Director of Planning suggested that until these studies had been completed and the guidelines they will develop are adopted by Council, the planning of an individual area of the City might prove to be inopportune.

The Deputy Director of Planning also suggested that it was imperative that any Planner paid for by City funds must be under the direction of the Planning Department and not seconded to any group in the area.

The matter was further discussed by the Committee members and your Committee

RECOMMEND that a Planner be assigned to investigate problems brought forward to Council and this Committee in the Kitsilano area.

5. West Broadway Citizens' Committee

With the agreement of the Committee Members, certain members of the West Broadway Citizens' Committee appeared as a delegation in connection with the report of your Committee as adopted by Council on June 5, 1973 re guidelines for Broadway West. The Citizens' Committee suggested that the Council action did not reflect the Community Development Committee's reported recommendations and the statements of the Citizens' Committee.

Submitted at this meeting was a compilation of the Broadway West-Kitsilano area statement re guidelines and this was reviewed by the West Broadway Citizens' Committee and your Committee and amended as shown below:

1. Council considers the beautification plans as proposed by Allan Parker as working papers only.
- 2.(a) City Council hereby establishes guidelines for beautification and future development of the West Broadway area.
- (b) Additional meetings of residents and merchants of the area will be called by City Council or its appropriate Committee to proceed with the beautification study.
3. City Council should encourage local area citizens groups to present their own proposals for redevelopment and improvement of local areas, e.g. Kitsilano;

City Council shall (should) consider measures to discourage high density development;

There should be a thorough review of the C-2 zoning and the relationship of the commercial areas to the surrounding residential area.

Standing Committee of Council on Community Development . . . 6  
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Clause No. 5 (cont'd)

4. Affected residents of the Kitsilano area will be notified and consulted before any substantive decisions affecting the Broadway area are made.
5. Xerox copies of all applications for development permits pertaining to the West Broadway area are to be sent out without delay to the West Broadway Citizens Committee, 2741 West 4th Avenue, Vancouver 8, providing this can be satisfactorily implemented by the Planning Department.
6. Under no circumstances should private property be expropriated for parking or for any other use by private interests by the City of Vancouver.
7. The City (i.e. the taxpayer) should not participate in any cost-sharing venture with private business for the acquisition of and provision for parking, with the reservation that it is possible that some time in the future the City might want to get involved in some type of parking arrangement to deal with the parking situation.
8. City Council shall (should) not allow any general relaxation in the standard of parking requirements as laid down under the existing zoning by-laws.
9. City Council shall (should) not allow the use of RS- and RT- zoned land for surface parking, subject to the appropriate change in the Zoning By-law until an acceptable plan is adopted by Vancouver City Council.
10. City Council shall (should) discourage blockbusting by enforcing existing By-laws requiring that properties must be kept in good repair and maintained to acceptable standards of appearance.

NOTE: underlined portions represent changes or additions. The words in parenthesis are the words replaced by those underlined.

Your Committee

RECOMMENDS adoption of the above 10 guidelines for Broadway West.

The meeting adjourned at approximately 5:40 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 97